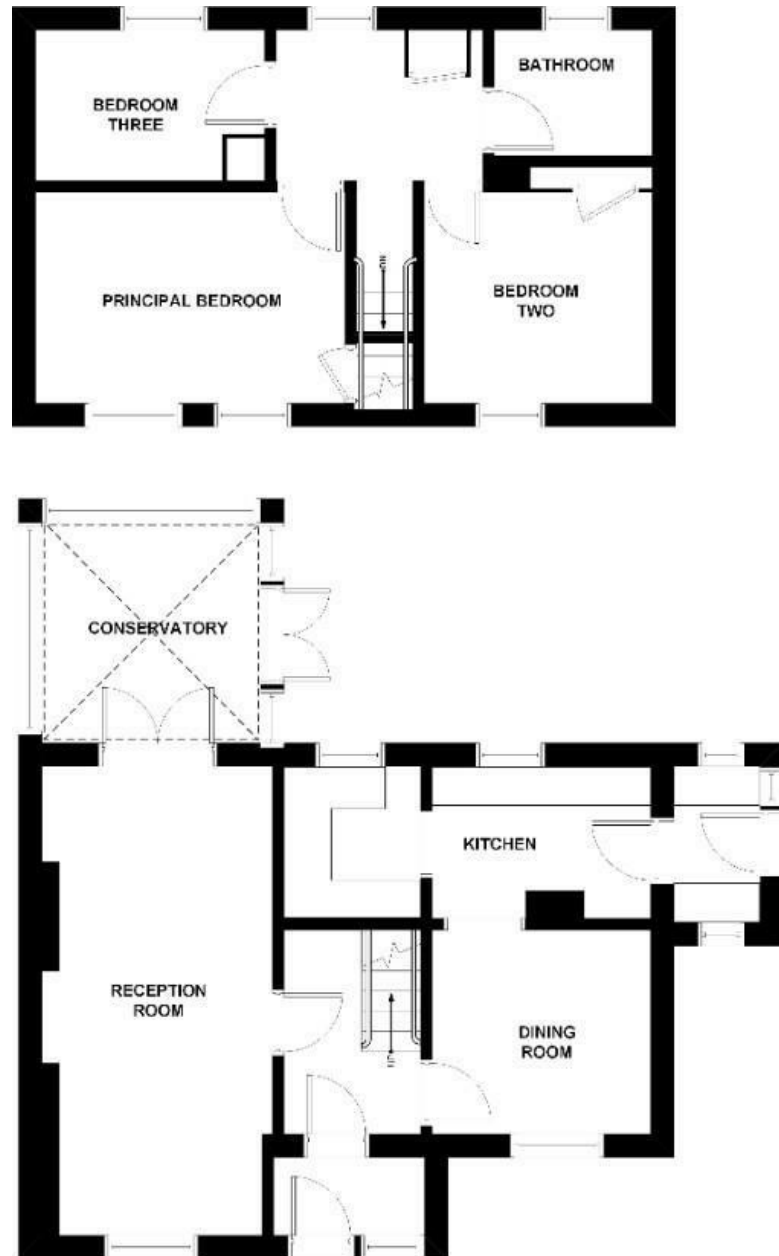


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Total Approx. Floor Area:
1261 Sq. Ft.

DANIEL BREWER
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.

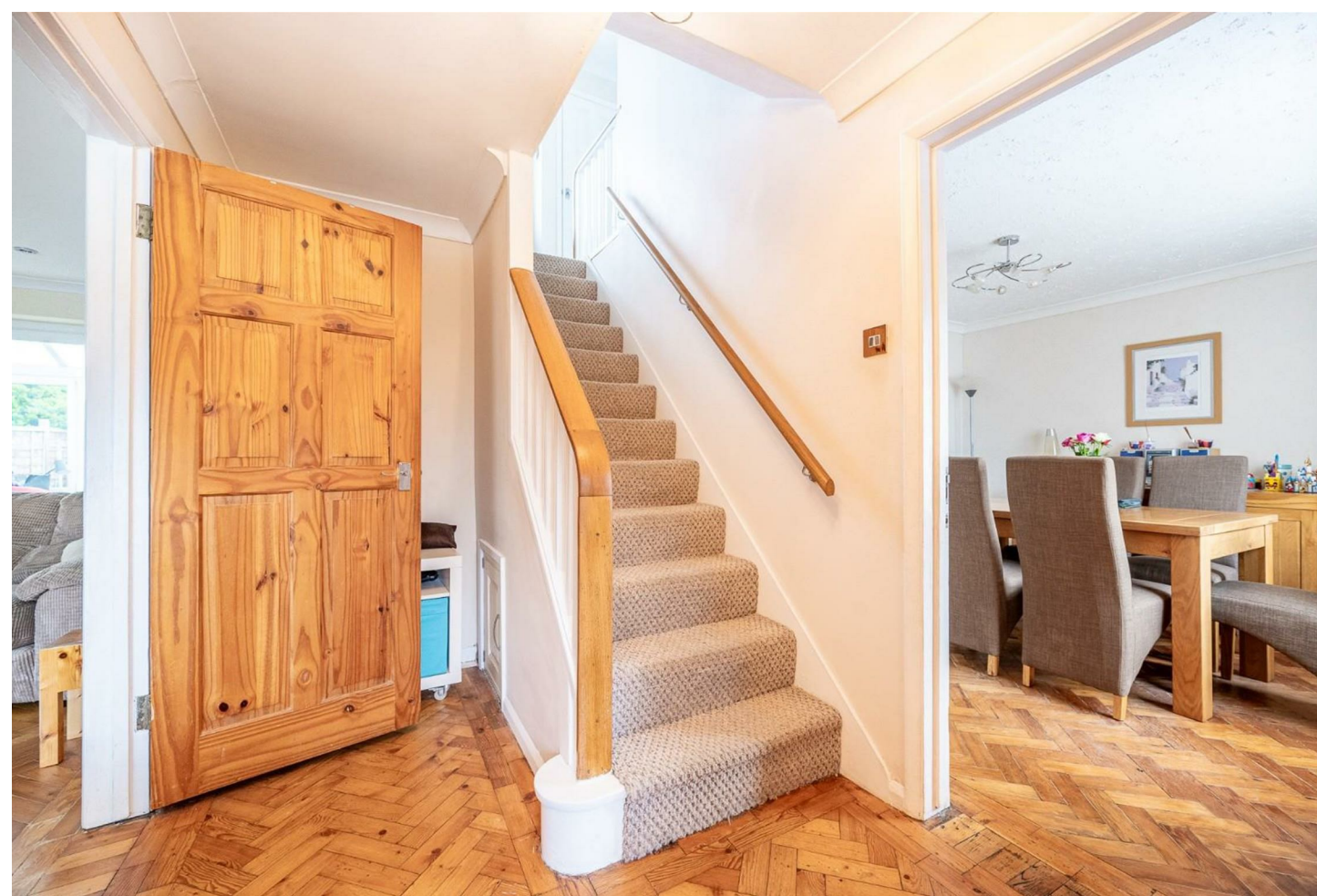
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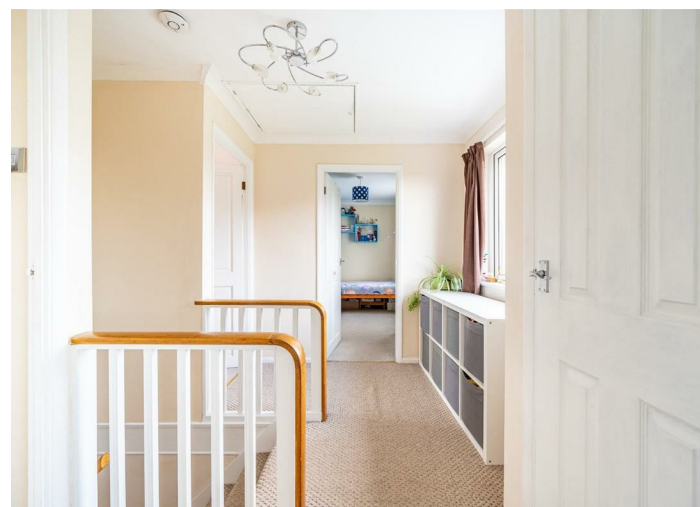
HOLLOWAY CRESCENT, LEADEN RODING, DUNMOW
OFFERS OVER £425,000



HOLLOWAY CRESCENT LEADEN RODING DUNMOW

Located in the popular village of Leaden Roding is this stunning three bedroom semi-detached family home boasting a generous rear garden, carport with driveway parking. The ground floor accommodation comprises:- lounge, dining room, kitchen, utility, conservatory and entrance hall. On the first floor are three bedrooms and a family bathroom. The property offers fantastic potential to extend subject to planning permission.





Bedroom Three

11'3" x 7'2" (3.43m x 2.18m)
UPVC double glazed window to rear aspect, radiator, power points, built-in wardrobe.

Family Bathroom

UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps, separate shower over with glass enclosure, W.C, wash hand basin, radiator, fully tiled, inset spotlights, extractor fan.

Frontage

To the side of the property is an enclosed carport with double doors. To the front of the property is driveway parking for two vehicles and the remainder lawn.

Garden

To the rear of the property is a patio area leading to the remainder lawn with a variety of mature shrubs and trees. A timber shed is situated to the foot of the garden and side access is granted via a timber gate.

- Three Bedrooms
- Semi-Detached Family Home
- Potential To Extend (STP)
- Driveway Parking
- Generous Rear Garden
- Two Receptions
- Kitchen & Utility Area
- Conservatory
- Family Bathroom
- Viewing Advised

Entrance Porch

UPVC double glazed window to front aspect, tiled flooring, door to.

Hallway

Parquet flooring, radiator, power points, stairs rising to the first floor landing, understairs storage cupboard, doors to.

Lounge

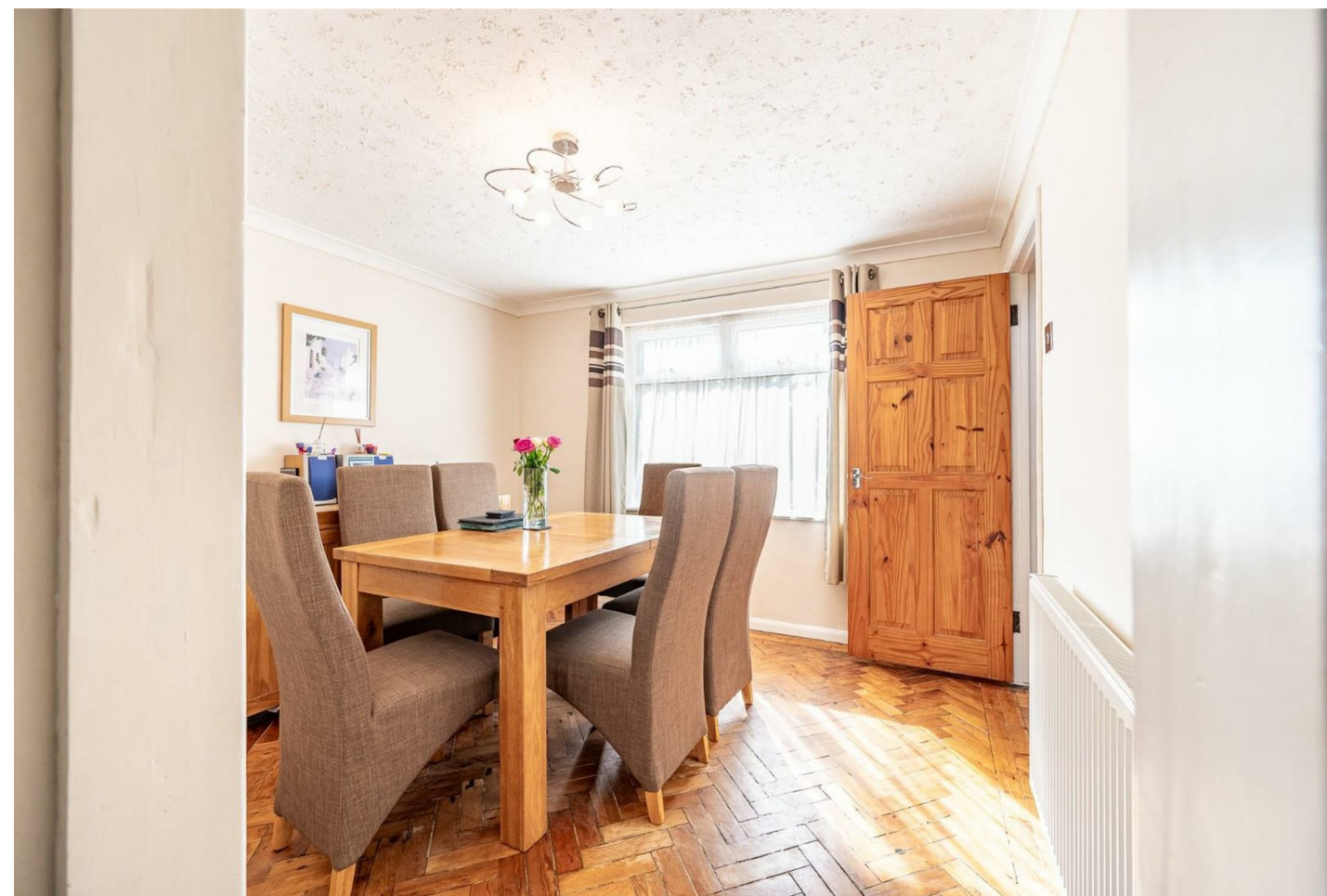
22'6" x 10'10" (6.86m x 3.30m)
UPVC double glazed window to front aspect, Parquet flooring, radiator, power points, T.V point, inset spotlights, feature fireplace with bio fuel fire, UPVC double glazed French doors to.

Conservatory

10'8" x 10'8" (3.25m x 3.25m)
UPVC double glazed window to multiple aspects, radiator, power points, UPVC double glazed French doors leading to the garden.

Dining Room

10'11" x 9'10" (3.33m x 3.00m)
UPVC double glazed window to front aspect, Parquet flooring, radiator, power points, door to.





Kitchen

17'5" x 7'3" (5.31m x 2.21m)

UPVC double glazed windows to rear aspect, base and eye level units with complimentary working surfaces over, inset 1 1/2 bowl sink with drainer unit, inset oven, four ring electric hob with extractor over, integrated dishwasher, space for fridge/freezer, part tiled walls, tiled flooring, power points, radiator, power points, built-in storage cupboard, door to.

Utility Area

6'11" x 4'3" (2.11m x 1.30m)

Base and eye level units with complimentary working surfaces over, space for washing machine, space for tumble dryer, tiled flooring, power points, single door to side aspect.

First Floor Landing

UPVC double glazed window to rear aspect, built-in storage cupboard, loft access, power points, doors to.

Bedroom One

14'9" x 10' (4.50m x 3.05m)

UPVC double glazed windows to front aspects, two radiators, power points, T.V point, built-in wardrobe..

Bedroom Two

10'4" x 10' (3.15m x 3.05m)

UPVC double glazed window to front aspect, radiator, power points.

