

APPROX. FLOOR  
AREA: 1100 SQ.FT

**DANIEL BREWER**  
Bringing People and Property Together

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Daniel Brewer

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • www.danielbrewer.co.uk  
E-mail • info@danielbrewer.co.uk

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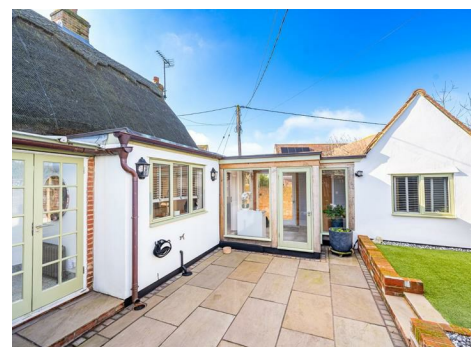
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WATLING LANE, THAXTED, DUNMOW, ESSEX  
OFFERS OVER £450,000





## WATLING LANE THAXTED DUNMOW ESSEX

Located on a quiet country lane in the centre of the historic market town of Thaxted is this stunning two/three bedroom semi-detached Grade II Listed thatched cottage. The property has been sympathetically extended and refurbished to a high standard throughout providing a modern layout whilst retaining a wealth of period features. Externally the property boasts a low-maintenance rear garden and driveway parking for two vehicles.







### Entrance Hall

Full height windows to multiple aspects, tiled flooring with underfloor heating, power points, doors to.

### Kitchen/Breakfast Room

18'5" x 7'8" (5.61m x 2.34m)

Double glazed windows to multiple aspects, base and eye level units with solid Oak flooring working surfaces over, four ring gas hob with extractor over, inset oven, inset butler sink with mixer tap, integrated fridge/freezer, inset spotlights, tiled flooring with underfloor heating, feature lighting, power points, door to utility cupboard. door to.

### Reception Room

11'6" x 8'1" (3.51m x 2.46m)

Windows to multiple aspects, exposed timbers, exposed brickwork, power points, door to.

### Sitting Room

13'5" x 11'8" (4.09m x 3.56m)

Window to front aspect, feature red brick fireplace, exposed timbers, solid wood flooring, Victorian style radiator, power points, opening to.

### Garden Room

8'6" x 5'7" (2.59m x 1.70m)

Windows to rear aspect, French doors leading to the rear garden, Victorian style radiator, power points, tiled flooring.

### Ground Floor Bedroom

16'1" x 7'2" (4.90m x 2.18m)

Double glazed window to side aspect, inset spotlights, power points, wood effect flooring with underfloor heating, loft access.



- Two/Three Bedrooms
- Semi-Detached Thatched Cottage
- Grade II Listed
- Driveway Parking For Two Vehicles
- Low-Maintenance Rear Garden
- Three Reception Rooms
- Kitchen/Breakfast Room
- Family Bathroom
- Entrance Hall
- Sympathetically Extended & Refurbished







### Family Bathroom

Opaque window to front aspect, claw foot freestanding bath with Victorian style taps & shower attachment, wash hand basin with vanity unit below, concealed cistern W.C, Victorian style towel rail, inset spotlights, extractor fan, part wood panelled walls, tiled flooring.

### First Floor

#### Bedroom Three/Dressing Area

12'6" x 6'5" (3.81m x 1.96m)

Window to side aspect, exposed timbers exposed brickwork, Victorian style radiator, door to principal bedroom, door to.

#### Cloakroom

W.C, wash hand basin.

#### Principal Bedroom

14'1" x 12'5" (4.29m x 3.78m)

Window to front aspect, exposed timbers, Victorian style radiator, power points.

### Garden

To the rear of the property is a Sandstone patio area with steps leading to an artificial lawn. To the foot of the garden is a Keter low maintenance shed with power. An Oak gate provides access to the side courtyard area and entrance hall.

### Driveway Parking

To the front of the property is a shingle driveway providing parking for two vehicles.

