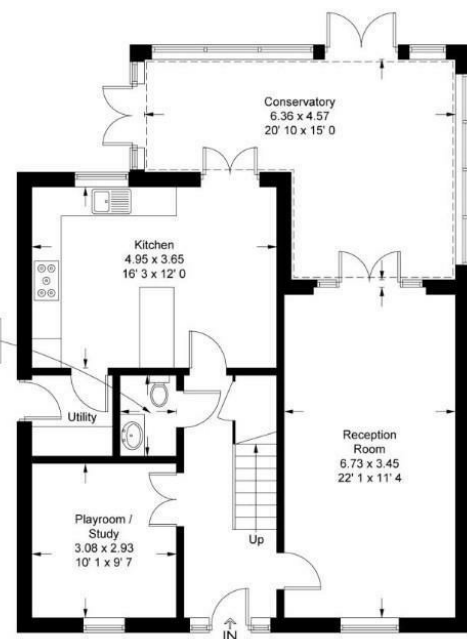


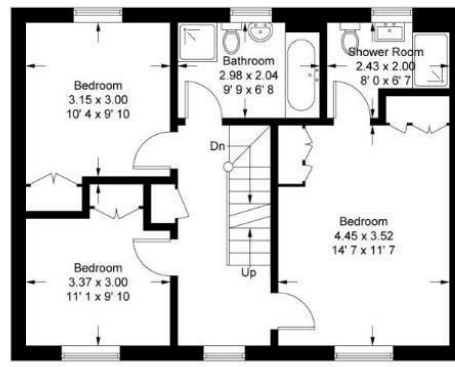
Tyler Avenue

Approximate Gross Internal Area = 2065 sq ft / 191.9 sq m
(Excluding Reduced Headroom / Eaves)
Reduced Headroom / Eaves = 111 sq ft / 10.3 sq m
Garage = 300 sq ft / 27.9 sq m
Total = 2476 sq ft / 230.1 sq m

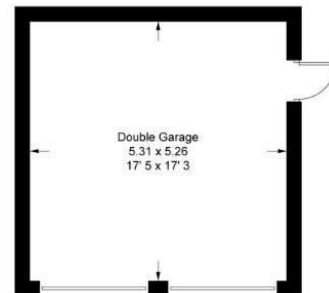


Ground Floor
1004 sq ft / 93.3 sq m

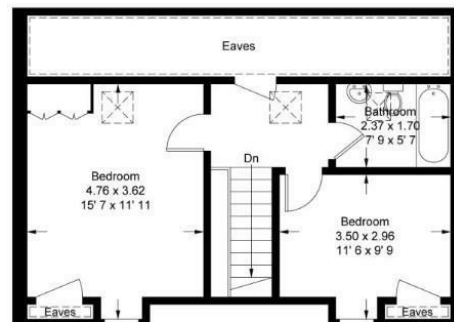
Reduced headroom below 1.5m / 5'0



First Floor
615 sq ft / 57.1 sq m



(Not Shown In Actual Location / Orientation)



Second Floor
557 sq ft / 51.8 sq m
(Including Reduced Headroom / Eaves)

This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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TYLER AVENUE, FLITCH GREEN, DUNMOW

OFFERS OVER £625,000



TYLER AVENUE FLITCH GREEN DUNMOW

Daniel Brewer are pleased to market this substantial five double bedroom detached family home located on a prestigious road on the desirable 'Flitch Green' development. The property offers a perfect blend of space and comfort spanning an expansive 2,065 square feet, this property is ideal for families seeking a generous living environment.

Upon entering, you are greeted by two well-appointed reception rooms providing ample space for both relaxation and entertaining. The layout is thoughtfully designed with a kitchen/breakfast room at the rear of the property opening into a large conservatory ensuring that every family member can enjoy their own space while still coming together in the heart of the home.

The property boasts five doubles bedrooms offering a tranquil retreat at the end of the day. With three bathrooms, including en-suite facilities, morning routines will be a breeze, catering to the needs of a busy household.

Outside, the property features electric gated driveway parking for multiple vehicles, a rare find on this development, with an EV charging point that adds to the convenience of this home.

The south facing rear garden offers two great seating areas to enjoy the sun all day.





- ***No Onward Chain***
- Substantial Five Bedroom Detached Family Home
- Kitchen/Breakfast Room & Utility Room
- Living Room & Generous Conservatory
- Separate Dining room
- En-Suite Facilities, Two Family Bathrooms & Cloakroom
- South Facing Garden
- 7.4kw EV Charger
- Gated Driveway Parking For Multiple Vehicles & Double Garage
- Immaculately Presented Throughout

Entrance Hall

Entered via partly glazed front door, stairs rising to first floor landing, doors leading to:-

Kitchen/Breakfast Room

16'3" x 11'11" (4.96 x 3.65)

Window to rear aspect, French Doors leading to conservatory, fitted with a range of eye and base level units with working surface over, space for fridge/freezer, integrated oven/grill, inset one and half bowl sink and drainer with mixer tap, integrated wine cooler, integrated dishwasher, door leading to:-

Utility Room

Partly glazed door to side aspect, fitted with a range of eye and base level units with working surface over, space for washing machine, space for tumble dryer.

Dining Room/Playroom

10'1" x 9'7" (3.08 x 2.93)

Window to front aspect.

Living Room

22'0" x 11'3" (6.73 x 3.45)

Window to front aspect, French Doors leading to conservatory.

Conservatory

20'10" x 14'11" (6.36 x 4.57)

Windows to multiple aspects, French Doors to rear aspect, French Doors to side aspect.

First Floor Landing

Window to front aspect, stairs rising to second floor landing, doors leading to:-

Bedroom One

14'7" x 11'6" (4.45 x 3.52)

Window to front aspect, fitted wardrobes, door leading to:-

En-Suite

7'11" x 6'6" (2.43 x 2.00)

Opaque window to rear aspect, fully tiled walk in shower with glass screen, low level W.C, wash hand basin with vanity unit, extractor fan, shaver point.

Bedroom Three

Window to rear aspect, fitted wardrobe.

Bedroom Four

Window to front aspect.

Family Bathroom

Opaque window to rear aspect, fully tiled shower cubicle





with glass enclosure, fully tiled bath, low level W.C, wash hand basin with pedestal, extractor fan.

Second Floor Landing

Velux Window to rear aspect, door to eve storage, doors leading to:-

Bedroom Two

15'7" x 11'10" (4.76 x 3.62)

Velux window to rear aspect, window to front aspect, built in wardrobe.

Bedroom Five

11'5" x 9'8" (3.50 x 2.96)

Window to front aspect.

Bathroom

Velux window to rear aspect, fitted with a panel enclosed 'P' shaped bath with glass screen and wall mounted shower attachment, low level W.C, wash hand basin with pedestal, extractor fan.

South Facing Rear Garden

The rear garden has been beautifully landscaped and is made up of a generous patio area perfect for entertaining with a further decked area tucked away behind the back of the garage. The remainder is made up of laid lawn with two

mature trees. A pedestrian door grants access into the double garage.

Electric Gated Driveway Parking

Suitable for multiple vehicles and with 7.4kw EV Charger, gate granting access to the garden, door granting access to the utility room.

Double Garage

With two up and over doors, power and lighting. Boarded for storage.

Flitch Green

Flitch Green is one of the most popular CM6 developments due to the fantastic array of amenities on offer. The developments has managed to retain a village feel due to its stunning countryside walks and large green areas. The Flitch Green Academy School is well respected within the local community. The well-stocked Co-op provides all the essentials for the local community.

