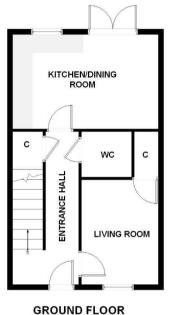
## Daniel Brewer

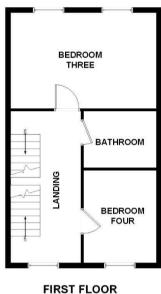
51 High Street Great Dunmow Essex, CM6 1AE

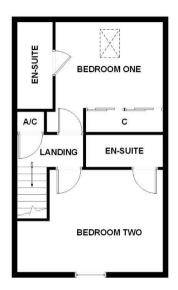
Telephone • 01371 856585

Website • www.danielbrewer.co.uk

E-mail • info@danielbrewer.co.uk







TIKSTTEOC

**SECOND FLOOR** 



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 drawling is intended for illustrative ourcoses 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.



# TOMLINSON ROAD, FLITCH GREEN, DUNMOW £400,000

#### 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.

# TOMLINSON ROAD, FLITCH GREEN, DUNMOW £400,000

- Four Double Bedroom Family Home
- · Living Room
- Family Bathroom & Cloakroom
- Single Garage
- · Good Standard Of Finish Throughout

- Kitchen/Dining Room
- Two En-Suites
- Landscaped Rear Garden
- · Driveway Parking
- Desirable Development

Daniel Brewer are pleased to market this Kitchen/Dining Room well presented four double bedroom town 14'8 x 13'0 (4.47m x 3.96m) house located on the desirable 'Flitch Window to rear aspect, French Doors to Green' development. In brief the rear aspect leading to rear garden, fitted accommodation on the ground floor with a range of eye and base level units comprises:- entrance hall, kitchen/diner, living room and a cloakroom. Over the top two floors there are four double extractor fan over, integrated oven, bedrooms, two en-suites and a family bathroom. Externally there is a well landscaped rear garden, single garage and parking.

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 wellstocked Co-op provides all the essentials for the local community.

#### **Entrance Hall**

Entered via front door, stairs rising to first floor landing, under stairs storage cupboard, doors leading to:-

with working surface over, inset sink with mixer tap, four ring induction hob with integrated dishwasher, space for fridge/freezer, space for washing machine.

### **Living Room**

8'4 x 11'6 (2.54m x 3.51m)

Window to front aspect, door to large storage cupboard.

#### Cloakroom

Fitted with a low level W.C, wash hand basin on floating shelve with wall mounted

#### First Floor Landing

Doors leading to:-

#### **Bedroom Three**

13'1 x 14'8 (3.99m x 4.47m)

Two windows to rear aspect, range of fitted wardrobes.

#### **Bedroom Four**

8'2x 9'11 (2.49mx 3.02m) Window to front aspect.

#### **Family Bathroom**

Fitted with a wash hand basin with Rear Garden pedestal, bath with wall mounted shower attachment and glass screen, low level W.C. wall mounted heated towel rail.

### **Second Floor Landing**

Doors leading to:-

#### **Bedroom One**

13'0 x 10'8 (3.96m x 3.25m) Window to rear aspect, door leading to:-

#### **En-Suite**

Fitted with a fully tiled shower cubicle with glass enclosure, wash hand basin with floating vanity unit, low level W.C. Velux window to rear aspect.

#### **Bedroom Two**

12'0 x 11'6 (3.66m x 3.51m)

Window to front aspect, door leading to:-

#### **En-Suite Two**

Fitted with a fully tiled shower cubicle with glass enclosure, wash hand basin with floating vanity unit, low level W.C.

The rear garden has been tastefully landscaped and is made up of a large composite decked area great for entertaining with three raised artificial lawn areas. There is a timber gate at the foot of the garden granting access to the parking.

#### Single Garage

With up and over door, power and lighting.

#### **Parking**

suitable for one vehicle.

## TOMLINSON ROAD, FLITCH GREEN, DUNMOW £400,000







