



TOTAL APPROX. FLOOR  
AREA: 1310 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.

RESTRICTED  
HEAD HEIGHT

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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PARSONAGE DOWNS, DUNMOW, ESSEX  
OFFERS OVER £450,000



## PARSONAGE DOWNS DUNMOW ESSEX

\*\*\*No Onward Chain\*\*\* Set within approximately a fifth of an acre on the outskirts of the thriving market town of great Dunmow is this charming three bedroom Grade II Listed semi-detached character cottage. The property offers fantastic potential to extend or develop subject to planning permission and listed building consent. The ground floor accommodation comprises:- living room, study, kitchen/dining room and a family bathroom. On the first floor are three bedrooms. Externally the property further benefits from a gated driveway, single garage, garden room and established gardens.





### Garden Room

A detached purpose built garden room benefits from windows to multiple aspects, power and lighting.

### Single Garage With Gated Driveway

To the rear of the property is a single garage with ample driveway parking accessed via a five bar timber gate off a private road.

- Three Bedroom Semi-Detached Cottage
- Grade II Listed
- Approximately A Fifth Of An Acre
- Countryside Views
- Single Garage With Gated Driveway
- Fantastic Potential To Extend Or Develop (STP & Listed Building Consent)
- Wealth Of Period Features
- No Onward Chain
- Sought After Location
- Viewing Advised

### Living Room

14'9" x 14'2" (4.51 x 4.34)

Window to front aspect, exposed timbers, open brick fireplace, radiator, power points, opening to.

### Study

8'10" x 6'4" (2.7 x 1.95)

French doors leading to the rear garden, radiator, power points.

### Kitchen/Dining Room

11'4" x 13'5" (3.46 x 4.09)

Kitchen 11'4" x 13'5" (3.46m x 4.09m) Window to rear aspect, base and eye level units with oak working surfaces over, inset 1 1/2 bowl sink with drainer unit, inset oven, inset electric hob with extractor over, space for washing machine, space for fridge/freezer, power points, part tiled walls, exposed timbers.

Dining Area 13'9" x 9'2" (4.2m x 2.8m)

Window to front aspect, brick fireplace with inset wood burning stove, exposed timbers, radiator, power points, opening to.

### Rear Lobby

Tiled flooring, Door leading to rear garden, storage cupboard, door to.

### Bathroom

Window to rear aspect, enclosed bath with mixer taps, separate shower over, W.C, wash hand basin, radiator, part tiled walls, tiled flooring.





**First Floor Landing**

Mezzanine area, exposed timbers, power points, radiator, doors to.

**Principal Bedroom**

14'0" x 13'5" (4.28 x 4.09)

Windows to multiple aspects, exposed timbers, exposed brickwork, built-in double wardrobe, built-in single wardrobe, radiator, power points.

**Bedroom Two**

14'9" x 7'2" (4.51 x 2.2)

Window to front aspect, exposed timbers, radiator, power points, opening to snug area measuring 1.88m x 1.32m.

**Bedroom Three**

10'8" x 9'6" (3.26 x 2.9)

Window to front aspect, built-in wardrobes, radiator, power points.

**Garden**

9'11" x 8'1" (3.025 x 2.48)

The mature gardens measure approximately a fifth of an acre with a variety of mature shrubs trees and extensive flower beds. Various seating areas are well placed within the established grounds. The remainder of the gardens are lawn with further benefits including timber sheds, an external water tap and a significant side plot brilliant potential to extend or develop STP.

