



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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CHURCH END, SHALFORD, BRAINTREE

£650,000





## CHURCH END SHALFORD BRAINTREE

\*\*\* NO ONWARD CHAIN\*\*\* Daniel Brewer are pleased to market this substantial four bedroom semi-detached family home located in a desirable positions overlooking farmland and boasting a double garage with office/potential annex above. In brief the accommodation on the ground floor comprises:- entrance hall, living room, dining room, kitchen/diner, utility room, conservatory and a cloakroom. Over the top two floor there are four bedrooms, en-suite facilities to bedroom one, family bathroom and a shower room. Externally there is a wrap around garden, large driveway, double garage with office/potential annex above.







- **\*\*\* NO ONWARD CHAIN\*\*\***
- **Desirable Location Backing Onto Farmland**
- **Kitchen/Dining Room**
- **Two Reception Rooms & Conservatory**
- **Utility Room & Cloakroom**
- **En-Suite Facilities, Family Bathroom & Shower Room**
- **Driveway Parking For Multiple Vehicles**
- **Double Garage With Office/Potential Annex Above**
- **Secluded Rear Garden**
- **Potential To Extend 'STP'**

#### **Entrance Hall**

20'1" x 8'2" (6.131 x 2.502)

Entered via front door, window to side aspect, stairs to first floor landing, doors leading to:-

#### **Living Room**

12'5" x 20'2" (3.809 x 6.172)

Bay window to front aspect, double doors leading to dining room.

#### **Dining Room**

9'5" x 11'6" (2.871 x 3.509)

Window to rear aspect.

#### **Kitchen/Dining Room**

25'10" x 12'10" (7.893 x 3.912)

Window to front aspect, window to side aspect, French doors to side aspect leading to rear garden, opening leading to conservatory, door leading to utility room.

#### **Utility Room**

9'2" x 10'4" (2.814 x 3.168)

Window to rear aspect, fully glazed door to rear leading to rear garden.

#### **Conservatory**

20'6" x 9'9" (6.253 x 2.986)

Windows to multiple aspects, Bifold doors to side aspect leading to rear garden.

#### **Cloakroom**

3'11" x 7'1" (1.199 x 2.183)

wash hand basin, low level W.C.

#### **First Floor Landing**

11'9" x 12'9" (3.598 x 3.888)

Door to storage cupboard, door to airing cupboard, stairs rising to second floor landing, doors leading to:-

#### **Family Bathroom**

10'5" x 9'2" (3.181 x 2.816)

Opaque window to side aspect, free standing bath, wash hand basin with pedestal, low level W.C, fully tiled shower cubicle with glass enclosure.

#### **Bedroom Two**

12'4" x 11'2" (3.770 x 3.406)

Window to front aspect, door leading to:-







#### En-Suite

6'1" x 6'9" (1.872 x 2.075)  
 Opaque to front aspect, tiled shower cubicle with glass enclosure, low level W.C, wash hand basin with pedestal.

#### Bedroom Three

9'11" x 11'2" (3.040 x 3.405)  
 Window to rear aspect.

#### Bedroom Four

18'1" x 8'4" (5.530 x 2.549)  
 Window to rear aspect.

#### Second Floor Landing

9'1" x 8'8" (2.781 x 2.646)  
 Velux to side aspect, door to storage cupboard, doors leading to:-

#### Bedroom One

14'9" x 13'7" (4.520 x 4.152)  
 Window to rear aspect.

#### Shower Room

8'1" x 13'6" (2.478 x 4.140)  
 Opaque window to front aspect, wet room, fully tiled, low level W.C, wash hand basin.

#### Rear Garden

The garden wraps around the side and rear of the property and is mainly lawn with two patios area perfect for entertaining. There is a variety of mature shrub borders.

#### Driveway Parking

The driveway is suitable for multiple vehicles and wraps around the garden leading to the double garage and annex.

#### Double Garage

With two up and over doors, power and lighting

#### Annex/Office

20'7" x 13'1" (6.280 x 4.009)  
 Room above the garage, window to side aspect, two Velux windows to front aspect, door to:-

#### Wet Room

7'1" x 3'2" (2.176 x 0.985)  
 Velux window, wash hand basin with vanity unit, low level W.C, wall mounted shower, fully tiled.

