



Total area: approx. 125.3 sq. metres (1348.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements. Plan produced using PlanUp.

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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THE GREEN, FINCHINGFIELD, BRAINTREE  
OFFERS OVER £500,000





## THE GREEN FINCHINGFIELD BRAINTREE

Daniel Brewer are pleased to market this charming three bedroom detached family home in the centre of the sought after village of 'Finchingfield'. This property is a true gem, boasting a wealth of period features that add character and charm to the home. As you step inside, you are greeted by a spacious dinning area with open stud work leading into a further reception room that offers a cosy and inviting atmosphere, perfect for relaxing or entertaining guests. To the rear of the property is a beautifully fitted kitchen with a range of storage cupboards, complimented by granite worktops, butler sink and integrated appliances. A window overlooks the rear garden, and a stable door opens out to it. Beyond the kitchen is a delightful garden room providing a pleasant additional seating area with a double-glazed door again giving external access. On the first floor there is a family bathroom and three well-appointed bedrooms, providing comfortable living spaces for you and your family. The property also benefits from a spacious landscaped rear garden and large outbuilding/store.

The property also has planning granted for the Erection of a single storey rear extension and replacement side extension incorporating a new front boundary has been Approved.  
23/02932/HH







- Three Bedroom detached Family Home
- Located In The Sought After Village Of Finchingfield
- Workshop/Store
- Beautiful Features Throughout
- Lounge/Dining Room
- Exposed Timber
- Driveway Parking
- Landscaped Rear Garden
- \*\*\*NO ONWARD CHAIN\*\*\*

### Dinning Area

10'4" x 12'5" (3.17 x 3.81)

Entre property via front door into dinning room, window to front aspect

### Sitting Room

10'4" x 12'6" (3.17 x 3.82)

Open stud wall leading to sitting room, gas fire place, window to front aspect, through to:

### Kitchen

8'4" x 22'7" (2.55 x 6.89)

Fitted kitchen with a range of storage cupboards, space for fridge, washing and gas oven, window to rear aspect and stable door leading to the garden;

### Garden Room

7'7" x 10'5" (2.32 x 3.19)

Further seating area with double doors onto the garden;

### Landing

First floor landing with window to side aspect, door leading to;

### Bathroom

Fitted bathroom with WC, shower, free standing bath and hand wash basin:

### Bedroom One

10'4" x 12'5" (3.17 x 3.81)

Fitted Wardrobes and window to side aspect

### Bedroom Two

10'4" x 12'6" (3.17 x 3.82)

Fitted Wardrobes and window to side aspect

### Bedroom Three

7'7" x 10'5" (2.32 x 3.19)

Window to side aspect

### Garden

West facing, Landscaped garden, seating area under an established gazebo.







### Workshop/Store

#### Location

The picturesque village of Finchingfield is one of the most photographed in North Essex due to its beautiful duck pond, manicured greens and period properties. The village offers an array of amenities and an abundance of historic landmarks. The amenities include: - three public houses, various restaurants, shops, petrol station, doctors surgery and primary school.

