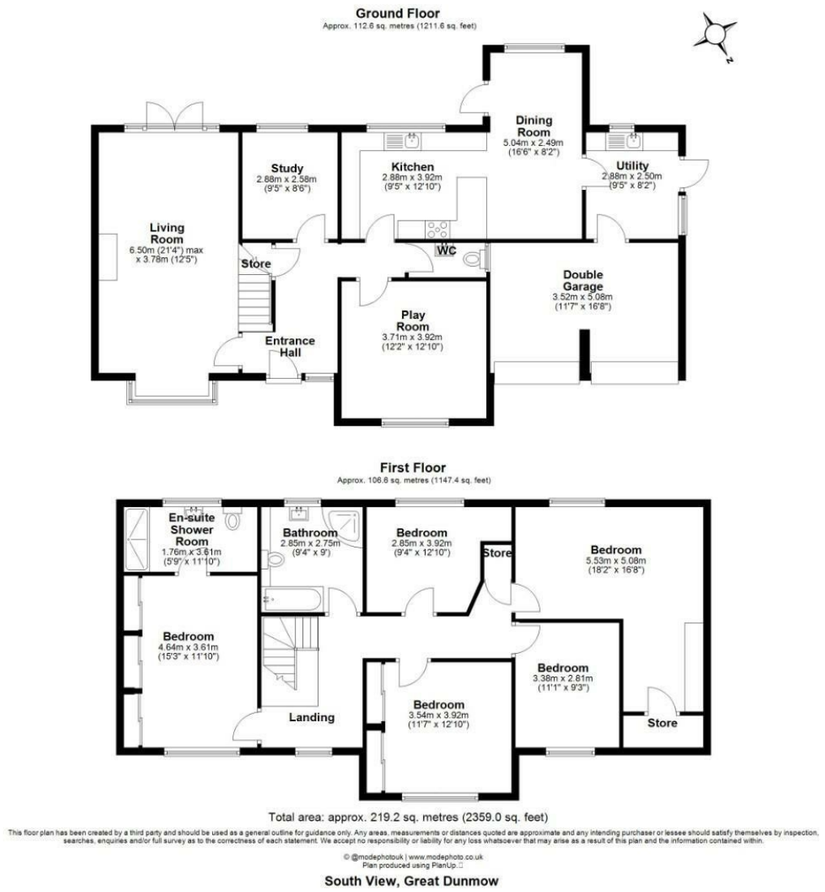

Disclaimer

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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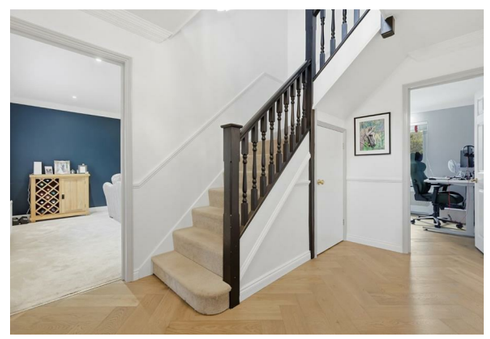
SOUTH VIEW, DUNMOW, ESSEX, CM6 1UQ

GUIDE PRICE £750,000

SOUTH VIEW
DUNMOW
ESSEX
CM6 1UQ

Daniel Brewer are pleased to market this substantial five bedroom detached family home located on a desirable residential road within walking distance to the town centre. In brief the accommodation on the ground floor comprises:- entrance hall, kitchen/breakfast room, utility room, living room, dining room, study and a cloakroom. On the first floor there are five bedrooms, en-suite facilities to bedroom one and a family bathroom. Externally there is a double garage, driveway parking and secluded rear garden.
This market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks . The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford.



- **Substantial Five Bedroom Detached Family Home**
- **Highly Desirable Location**
- **Kitchen/Dining Room & Utility Room**
- **Living Room & Playroom**
- **Study & Entrance Hall**
- **En-Suite Facilities, Family Bathroom & Cloakroom**
- **Secluded Rear Garden**
- **Double Garage With Driveway Parking**
- **Potential To Extend 'STP'**
- **Walking Distance To Town Centre**

Entrance Hall
Herringbone style flooring, stairs rising to the first floor landing, understairs storage cupboard, radiator, power points, door to.

Cloakroom
Herringbone style flooring, wash hand basin and WC.

Living Room
21'4" x 12'5" (6.50m x 3.78m)
Leaded bay window to front aspect, double doors leading to rear garden, feature fireplace, inset spotlights, radiator and power points.

Kitchen/Dining Room
21'10" x 16'6" (6.65m x 5.03m)
Base and eye level units with quartz working surface over and splashbacks, breakfast area, inset butler's sink, mixer taps with filter tap, five ring induction hob with extractor over, inset double oven, integrated dishwasher, integrated fridge freezer, wood effect flooring, inset spotlights, power points, windows to multiple aspects, single door leading to rear garden and door to.

Utility Room
9'5" x 8'2" (2.87m x 2.49m)
Base and eye level units, space for washing machine and tumble dryer, inset butler's sink with mixer tap, window to rear aspect, power points, partly glazed single door leading to the rear garden.

Playroom
12'2" x 12'10" (3.71m x 3.91m)
Leaded window to front aspect, radiator, power points, herringbone style flooring, TV point.

Study
9'5" x 8'6" (2.87m x 2.59m)
Window to rear aspect, radiator with cover, herringbone style flooring, power points.

First Floor Landing
Leaded window to front aspect, radiator, power points, door to airing cupboard, doors to:

Principal Bedroom
15'3" x 11'10" (4.65m x 3.61m)
Leaded window to front aspect, a range of fitted wardrobes, radiator, power points, door to.

En-Suite
Opaque window to rear aspect, WC, wash hand basin with vanity unit below, enclosed double shower cubicle, inset spotlights, extractor fan, fully tiled.

Bedroom Two
18'2" x 16'8" (5.54m x 5.08m)
Window to rear aspect, radiator, power points, inset spotlights.

Bedroom Three
12'10" x 11'7" (3.91m x 3.53m)
Leaded window to front aspect, radiator, power points, built-in wardrobes.

Bedroom Four
12'10" x 9'4" (3.91m x 2.84m)
Window to rear aspect, radiator, power points.

Bedroom Five
11'1" x 9'3" (3.38m x 2.82m)
Leaded window to front aspect, radiator, power points.

Family Bathroom
Opaque window to rear aspect, enclosed bath with mixer tap shower attachment, walk-in enclosed shower, concealed system WC, wash hand basin with vanity unit below, inset spotlights, extractor fan, fully tiled.

Secluded Rear Garden
The garden is beautifully landscaped and features a split-level decked entertaining area, leading down to a well-maintained lawn bordered by a variety of mature shrubs and established trees, creating a high degree of privacy. A paved pathway provides convenient side access via a timber gate, with the added benefit of external power points.

Double Garage With Driveway Parking
A substantial double garage with two up and over doors, benefitting from power and lighting. To the front, an attractive block paved driveway provides parking for multiple vehicles, while the remainder of the frontage is thoughtfully laid to lawn and enhanced by mature shrubs, creating an impressive and well-maintained approach to the property.