

## Brook View, Thaxted, Dunmow, Essex



### Overview...

- EPC Band D
- Detached Family Home
- Four Generous Bedrooms
- Thoughtfully Extended
- Beautifully Presented
- Private And Enclosed Garden
- Quiet Cul De Sac

### Our view...

Brook View is located in a quiet position but only 5 minutes from the town centre and has been sympathetically extended in recent years to provide generous and versatile living accommodation with bright and light rooms. Lovingly decorated by the current owner to a high standard throughout. The ground floor comprises of a bright lounge overlooking the established garden, dining room, a stylish kitchen with integral appliances and a partly converted garage currently being used as a utility room. On the first floor is a master bedroom with en suite shower room and dressing room, two double bedrooms and generous single bedroom and bathroom. Outside to the back is an established and very private enclosed garden that has been increased in size by a subsequent land acquisition several years previous, side access and decked seating areas. To the front is a landscaped driveway with parking for two cars, this leads to the garage/storage room. EPC Band D.

Guide Price £380,000

- RESIDENTIAL SALES
- RESIDENTIAL LETTINGS
- PROPERTY MANAGEMENT
- FINANCIAL SERVICES
- LAND AND NEW HOMES
- CONVEYANCING



## Brook View, Thaxted, Dunmow, Essex

### Entrance Hall

Front door leading through to entrance hallway.

### Lounge

4.98m x 3.53m (16'4" x 11'7")

Double glazed window and double glazed patio doors to rear garden, radiator.

### Dining Room

3.40m x 3.05m (11'2" x 10'0")

Double glazed window, radiator.

### Kitchen

3.53m x 3.00m (11'7" x 9'10")

Fitted with a range of matching base and eye level units with complementary work surface over, inset stainless steel sink unit, integral fridge and freezer, built-in oven, inset hob

with extractor over, radiator, double glazed window and door to rear garden.

### Study

2.54m x 1.96m (8'4" x 6'5")

Double glazed window to side, door to garage.





**Cloakroom**

Low level WC, wall mounted wash hand basin, double glazed window to front aspect.

**Landing**

**Bedroom One**

4.50m x 3.05m (14'9" x 10'0")  
Double glazed window to front aspect, radiator, walk-in wardrobe with hangers and storage.

**En-Suite Shower Room**

Walk-in shower cubicle, double glazed window to front, low level WC, wall mounted wash hand basin.

**Bedroom Two**

5.11m x 2.57m (16'9" x 8'5")  
Double glazed window to front, large wardrobe space and radiator.

**Bedroom Three**

3.66m x 2.54m (12'0" x 8'4")  
Double glazed window to rear, radiator.

**Bedroom Four**

2.67m x 2.46m (8'9" x 8'1")  
Double glazed window to rear, radiator.

**Bathroom**

Inset bath with shower attachment over, pedestal wash hand basin, low level WC, double glazed window to rear.

**Outside**

To the front of the property there is a block paved driveway with parking for 2/3 vehicles. The garage measures 10'9 x 8'4 (part of the garage has been converted to create the study/utility room). To the rear of the property there is an enclosed rear garden mainly laid to lawn with a decked seating area, a further patio area, a wooden garden shed and side access.



**Your view...**

**Local Authority**  
Uttlesford District Council -  
Tax Band E

### Agents Notes

#### Fixtures & Fittings

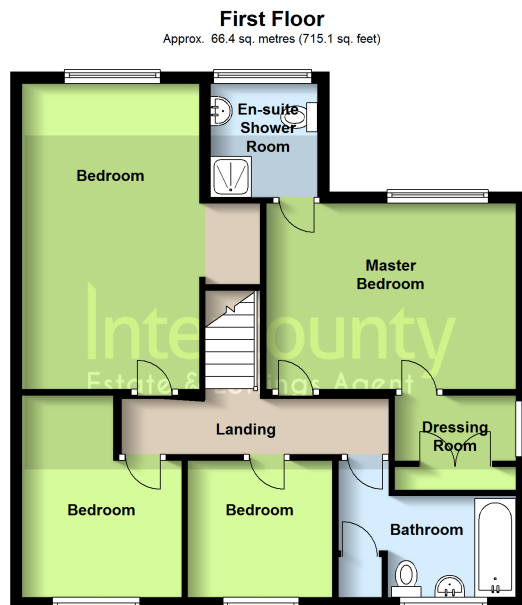
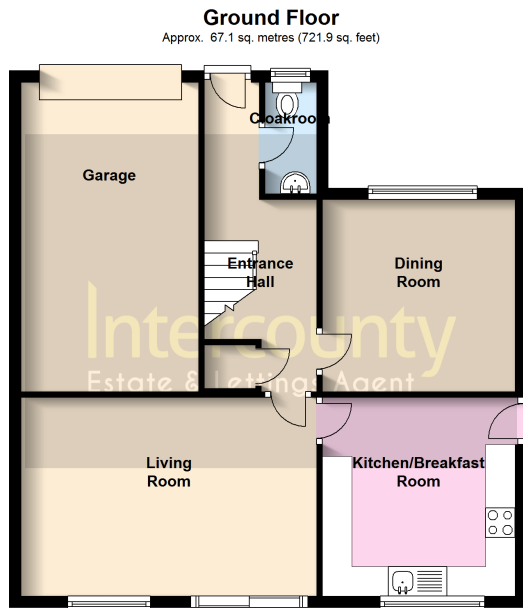
Fixtures and fittings other than those mentioned above to be agreed with the Seller.

#### Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as to their working order.

#### All Measurements

All Measurements are Approximate



### Directions...

Upon entering Thaxted continue through the High Street, taking a left turn and then left into Copthall Lane and then another left into Weaverhead Lane and immediately right into Wedow Road, proceed along and take a right into Brook View and the property is tucked away on the right hand side.



For full EPC please contact the branch