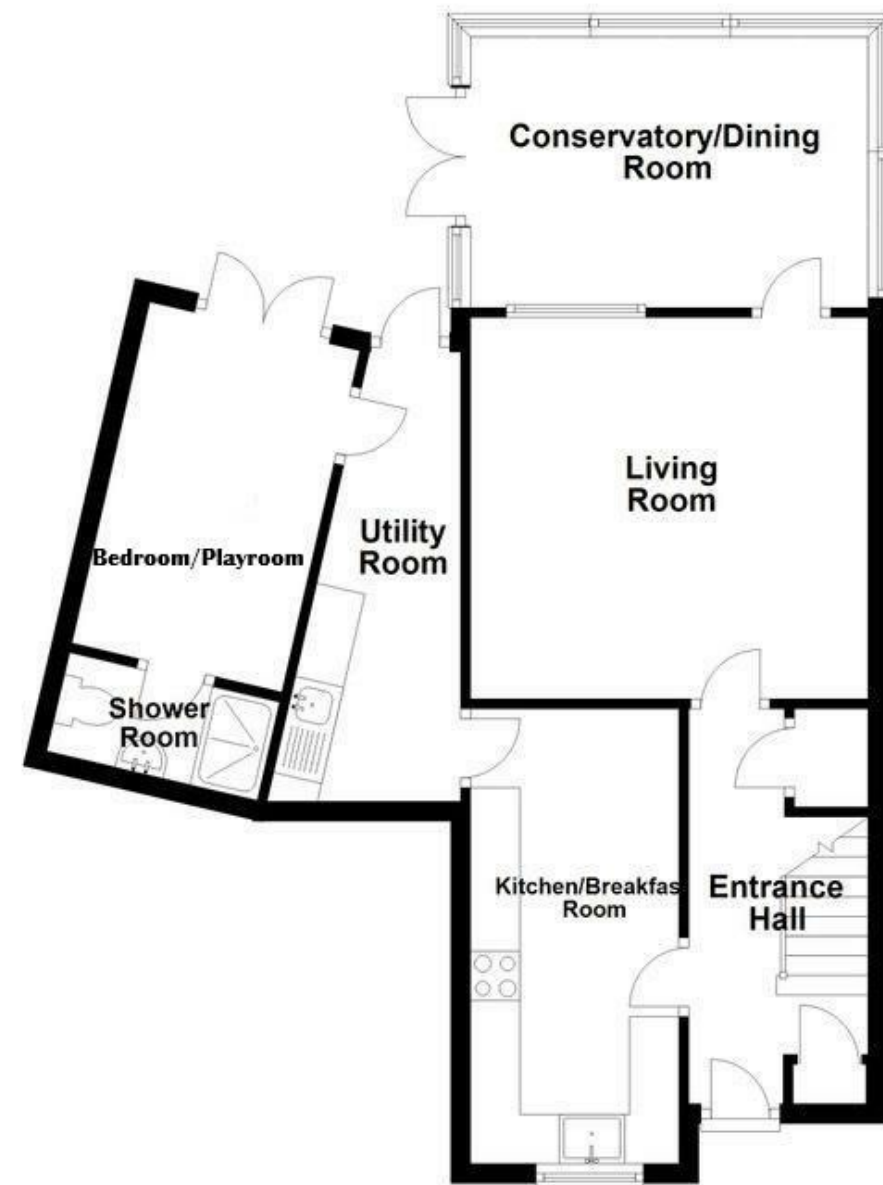


Ground Floor
Approx. 62.6 sq. metres (673.5 sq. feet)



First Floor
Approx. 34.1 sq. metres (367.0 sq. feet)



Total area: approx. 96.7 sq. metres (1040.5 sq. feet)



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

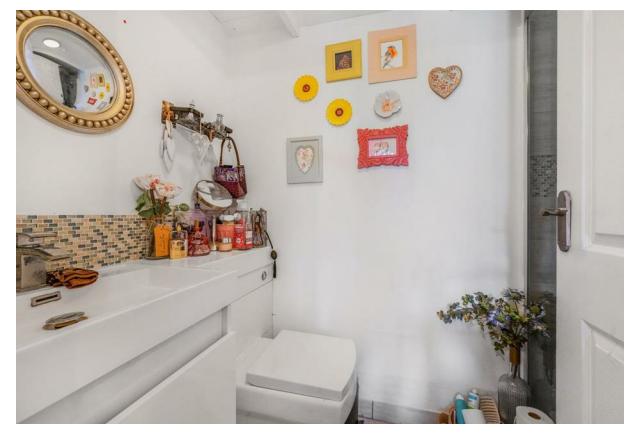
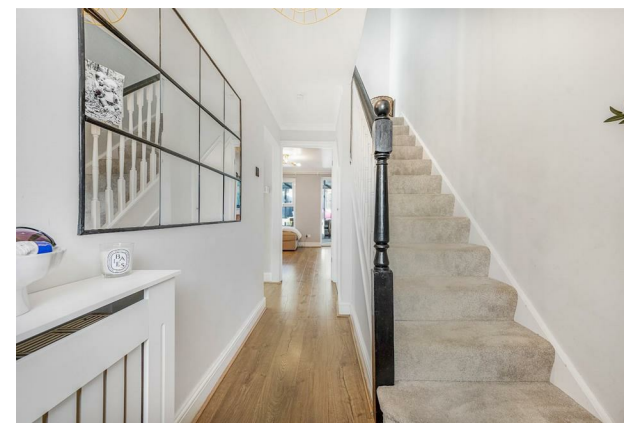
Daniel Brewer

51 High Street
Great Dunmow
Essex, CM6 1AE

Telephone • 01371 856585
Website • www.danielbrewer.co.uk
E-mail • info@danielbrewer.co.uk

COUNTING HOUSE LANE, DUNMOW

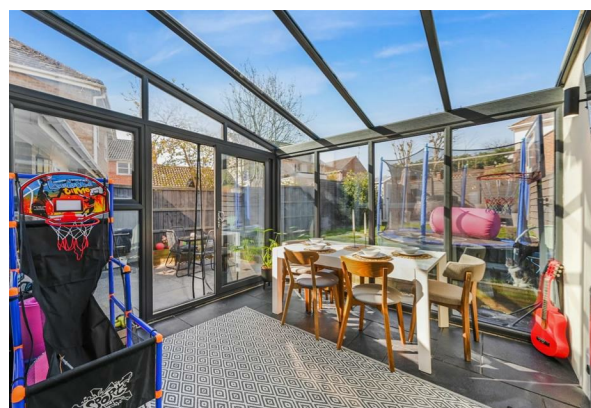
OFFERS OVER £375,000



COUNTING HOUSE LANE DUNMOW

Daniel Brewer are pleased to market this spacious three/four bedroom semi-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, living room, conservatory, kitchen, utility room, bedroom four/playroom and en-suite shower room. On the first floor there are three bedrooms and a family bathroom. Externally there is driveway parking for two vehicles, single garage (converted into bedroom four/playroom) 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.





- **Three/Four Bedroom Semi-Detached Family Home**
- **Living Room**
- **Kitchen**
- **Conservatory**
- **Utility Room**
- **En-Suite & Family Bathroom**
- **Rear Garden**
- **Driveway Parking**
- **Quiet Residential Road**
- **Walking Distance To Town Centre**

Entrance Hall

Entered via front door, stairs rising to first floor landing, doors leading to:-

Living Room

12'9" x 11'9" (3.9 x 3.6)

Window to rear aspect, glazed door leading to conservatory.

Conservatory

10'9" x 9'6" (3.3 x 2.9)

Windows to side and rear aspects, Patio sliding door to side aspect leading to rear garden.

Kitchen

15'1" x 6'10" (4.6 x 2.1)

Window to front aspect, fitted with a range of eye and base level units with working surface over, inset sink and drainer unit with mixer tap over, inset hob with extractor fan over,

integrated oven, space for fridge/freezer, space for dishwasher, door leading to:-

Utility Room

13'5" x 4'11" (4.1 x 1.5)

Partly glazed door to front aspect, glazed door to rear aspect leading to rear garden, fitted with a range of base level units with working surface over, inset one and half bowl sink and drainer unit with mixer tap over, space for washing machine.

Bedroom Three/Playroom

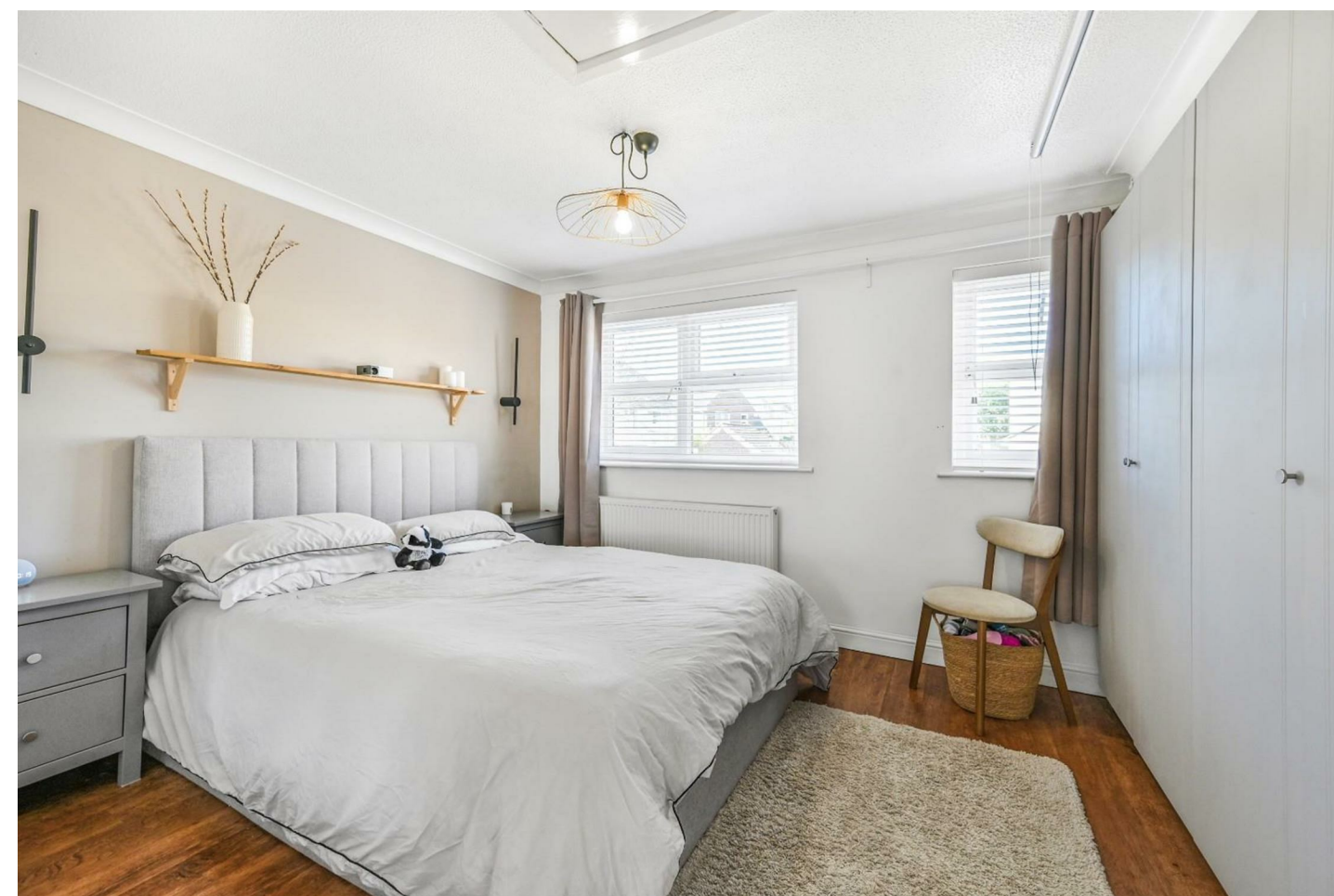
11'1" x 7'6" (3.4 x 2.3)

French Doors to rear aspect leading to rear garden, door leading to:-

En-Suite

7'6" x 3'11" (2.3 x 1.2)

Fitted with a glass enclosed shower cubicle, low level W.C, wash hand basin.





First Floor Landing

Doors leading to:-

Bedroom One

13'1" x 9'6" (4.0 x 2.9)

Window to rear aspect, range of fitted wardrobes.

Bedroom Two

8'10" x 6'10" (2.7 x 2.1)

Window to front aspect, fitted wardrobe.

Bedroom Four

6'2" x 5'6" (1.9 x 1.7)

Window to front aspect.

Family Bathroom

6'10" x 5'6" (2.1 x 1.7)

Fitted with a panel enclosed bath with glass screen, low level W.C, wash hand basin with mixer tap.

Rear Garden

The garden is made up of a generous patio area directly to the rear of the property with the majority laid to lawn. At the foot of the garden is a further seating area and shed.

Driveway Parking

Suitable for two vehicles.

