



FIRST FLOOR

TOTAL APPROX. FLOOR  
AREA: 1230 SQ. FT.

**DANIEL BREWER**  
Bringing People and Property Together

NOTICE: This floorplan is NOT to be used for any engineering, surveying, structural, or planning purposes. Although great care has been taken to ensure accuracy, this drawing is intended for illustrative purposes only.

The numerical values and/or graphical representations of (but not limited to): position, relative size, dimensions, areas, shape, and type of (but not limited to): rooms, objects, walls and stairs are approximate only - no guarantee is made on either their precision or accuracy.



#### 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.

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DUNMOW ROAD, GREAT EASTON, DUNMOW

£375,000



## DUNMOW ROAD GREAT EASTON DUNMOW

*Daniel Brewer are pleased to present this spacious two-bedroom home forming part of the well-regarded Maynard House development, enjoying access to beautifully maintained communal grounds and a wide range of residents' facilities.*

*The accommodation includes an entrance hall with storage cupboard and understairs storage, a bright open-plan living/kitchen area with French doors to the garden, a ground-floor shower room and a double bedroom. To the first floor, the landing provides further storage and leads to a generous principal bedroom with storage areas and a four-piece en-suite bathroom.*

*To the rear, the property overlooks a large shared communal garden with mature trees and shrubs, beyond which are attractive rural farmland views.*

*Maynard House offers an excellent range of communal amenities, including a residents' bistro, 24-hour clubhouse and bar, library, communal seating areas and an on-site house manager. The substantial grounds include mature planting, established trees, a central pond and stream, scenic seating areas, a bowls green, allotment and well-maintained walkways.*





### Facilities & Grounds

Maynard house boasts a variety of internal amenities and benefits including: residents Bistro (open 4 days per week with Carvery Lunch two Sundays a month), 24-hour clubhouse and bar, library, various communal seating areas, and an on-site house manager. The substantial communal grounds are made up of various mature shrub borders, mature trees, a central pond and accompanying stream with scenic seating and viewing areas among natural landscapes. Furthermore, Maynard House also benefits from a bowls green, communal allotment, and various well maintained walkways.

### Additional Information & Charges

Mains gas central heating, mains waste water drainage. FTTC internet.

Lease Length :

Lease Commenced:

Ground Rent :

Maintenance Charge :

The above charges are subject to change.

- **Two Double Bedrooms**
- **Open Plan Living Area & Kitchen**
- **French Doors To Garden**
- **Four-Piece En-Suite & Storage To Principal**
- **Ground Floor Shower Room**
- **Well Presented Rear Garden**
- **Allocated Parking for One Vehicle & Guest Parking**
- **Access to Communal Gardens**
- **Communal Services Including Clubhouse, Bar & Library.**
- **Countryside Views**

### Entrance Hall

14'9" x 14'1" (4.5m x 4.3m)

Entrance via timber door, full height double glazed UPVC window to front aspect, carpeted stairway with stairlift to first floor landing, access to storage cupboard, access to under stairs storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points. Doors to: Living Room, Shower Room, Bedroom Two.

### Living Room

19'4" x 13'9" (5.9m x 4.2m)

UPVC French doors to side aspect, double glazed UPVC full height windows to rear aspect, wall mounted radiator, carpeted flooring, ceiling mounted light fixtures, various power points. Opening to: Kitchen.

### Kitchen

10'5" x 8'10" (3.2m x 2.7m)

Double glazed UPVC windows to rear & side aspect, various base and eye level units with timber worktops, one and a half unit stainless steel sink with mixer tap and drainer unit, integrated four-ring induction hob with extractor fan overhead, integrated oven unit, integrated fridge/freezer, integrated washing machine/drier, integrated dishwasher, timber effect flooring, feature downlighting, inset spotlights, various power points.

### Bedroom Two

14'1" x 9'10" (4.3m x 3.0m)

Double glazed UPVC window to front aspect, access to storage cupboard, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.





**Shower Room**

Three-piece suite, low level WC, vanity wash hand basin with mixer tap & low level storage, walk-in tile enclosed shower with glass door & hand rail, wall mounted heated towel rail, tiled walls, tiled flooring, inset spotlights.

**First Floor Landing**

11'1" x 6'10" (3.4m x 2.1m)

Double glazed UPVC Velux window to rear aspect, access to storage cupboards, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: Principal Bedroom.

**Principal Bedroom**

19'0" x 13'1" (5.8m x 4.0m)

Double glazed UPVC dormer window to front aspect, double glazed UPVC Velux windows to rear aspect, access to storage cupboards, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: En-Suite.

**En-suite**

Double glazed UPVC dormer window to front aspect, access to loft, four-piece suite, low level WC, vanity wash hand basin with mixer tap and low level storage, walk-in shower with glass screen, panel enclosed bath with mixer tap, inset spotlights, extractor fan.

**Parking**

To the front of the property is allocated parking for one vehicle with a number of shared visitor spaces.

**Communal Gardens**

To the rear of the property is a large shared communal garden with views overlooking rural farmland; benefiting from mature trees shrubs and enclosed by low level post and rail fencing.

