

DANIEL BREWER

51 High Street
Great Dunmow
Essex, CM6 1AE

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



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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MILL END, THAXTED, DUNMOW, ESSEX, CM6 2LT

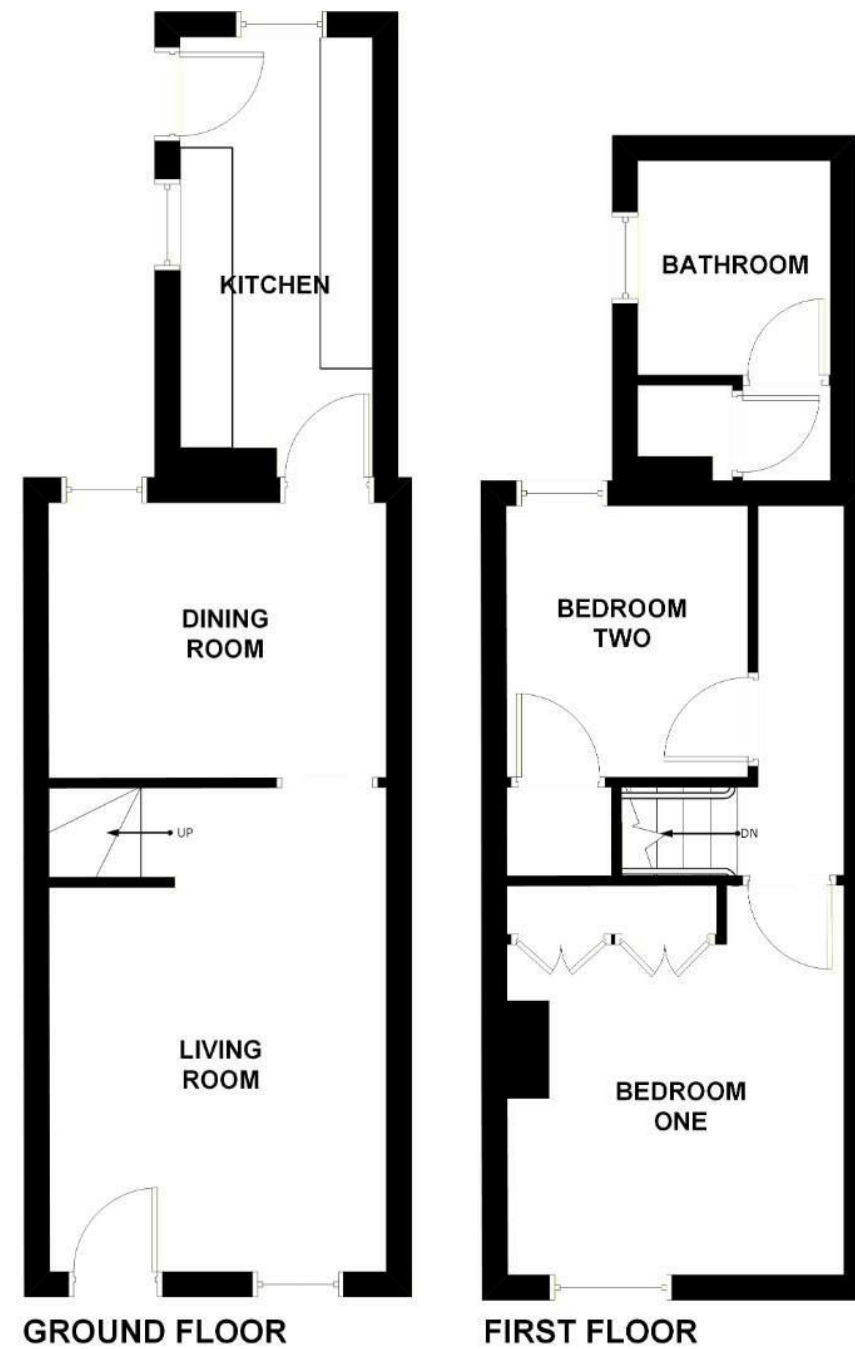
OFFERS OVER £325,000



**MILL END
THAXTED
DUNMOW
ESSEX
CM6 2LT**



****No Onward Chain*** Situated in the heart of the medieval market town of Thaxted, this superb two-bedroom Grade II listed cottage offers a wonderful blend of character and modern comfort. The accommodation is full of charm and comprises a welcoming sitting room, a separate dining room, a well-appointed kitchen, two bedrooms, and a spacious family bathroom. To the rear, the property benefits from an enclosed garden featuring a beautifully decked seating area—perfect for relaxing or entertaining.*

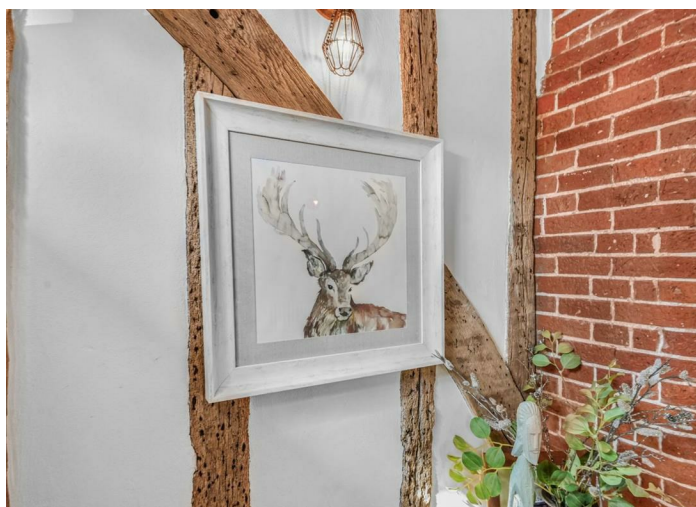


**TOTAL APPROX. FLOOR
AREA: 750 SQ. FT.**

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.



- Two Double Bedroom
- Mid Terrace Cottage
- Grade II Listed
- Enclosed Rear Garden
- Two Reception Rooms
- Kitchen
- Family Bathroom
- Period Features
- Town Centre Location
- No Onward Chain

Sitting Room

16' x 11'3" (4.88m x 3.43m) Sash window to front aspect, exposed brickwork, exposed timbers, T.V point, power points, opening to.

Dining Room

11' x 8'11" (3.35m x 2.72m) Window to rear aspect, radiator, power points, exposed timbers, stairs rising to the first floor landing, door to.

Kitchen

13'5" x 6'6" (4.09m x 1.98m) Windows to multiple aspects, base and eye level units with working surfaces over, inset sink with drainer unit, inset double oven, four ring hob with extractor over, integrated dishwasher, integrated fridge/freezer, integrated washing machine, tiled flooring, radiator, power points, door to side aspect.

First Floor Landing

Radiator, power points, doors to.

Principal Bedroom

14'6" x 10'6" (4.42m x 3.20m) Sash window to front aspect, exposed brickwork, exposed floorboards, radiator, power points, T.V point.

Bedroom Two

9'2" x 7'7" (2.79m x 2.31m) Window to rear aspect, radiator, power points, T.V point.

Family Bathroom

Window to side aspect, enclosed p-bath with mixer taps & shower attachment with glass enclosure, W.C, wash hand basin with pedestal, heated towel rail, inset spotlights, part tiled walls, tiled flooring, extractor fan.





Generous Garden

To the rear of the property is a paved area to mainly lawn with a pathway leading a decked seating area to the foot of the garden. The garden also benefits from shrub borders, outside water tap and rear access via a timber gate.

Town Summary

The Medieval market town of Thaxted is steeped in history and retains an abundance of character to this day. The town boasts three public houses, various restaurants, a bakery, petrol station and various independent shops. Some of the beautiful landmarks Thaxted has to offer include the stunning Guild Hall, Thaxted Parish Church, and John Webbs Windmill. Thaxted is approximately seven miles from the popular town of Saffron Walden and approximately six miles from the bustling market town of Great Dunmow.

