

# DANIEL BREWER

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#### 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.

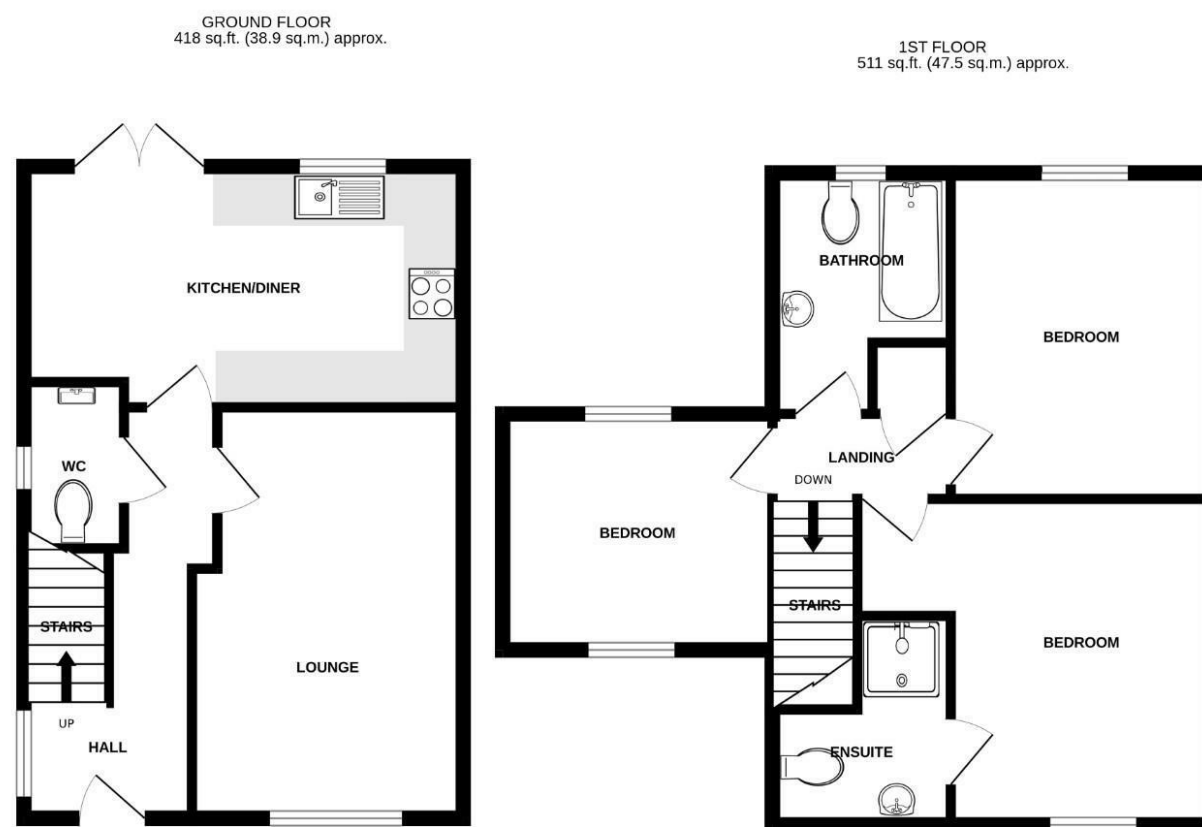
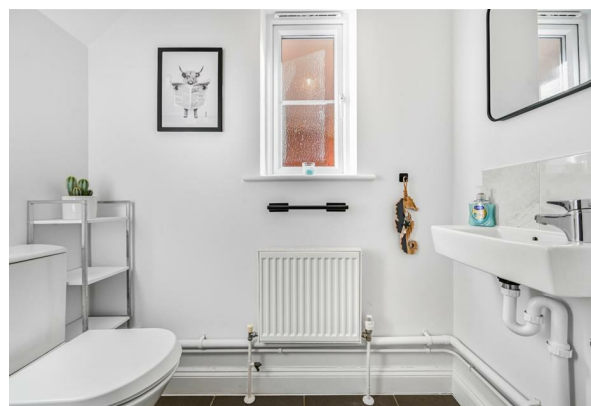
## WOODLANDS PARK DRIVE, DUNMOW, ESSEX, CM6 1WT

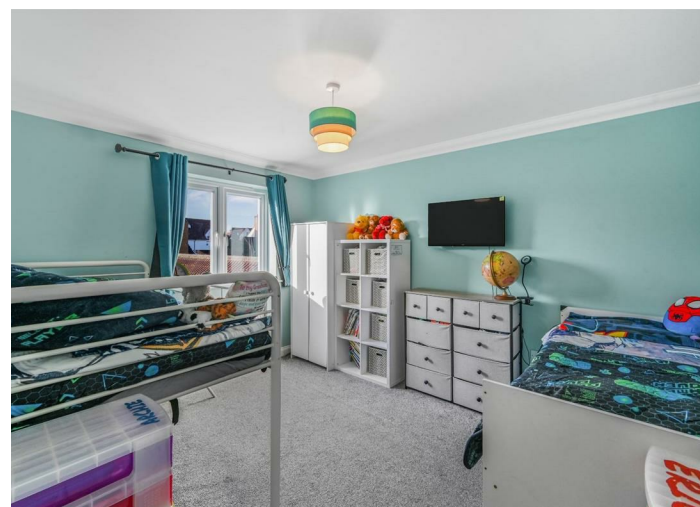
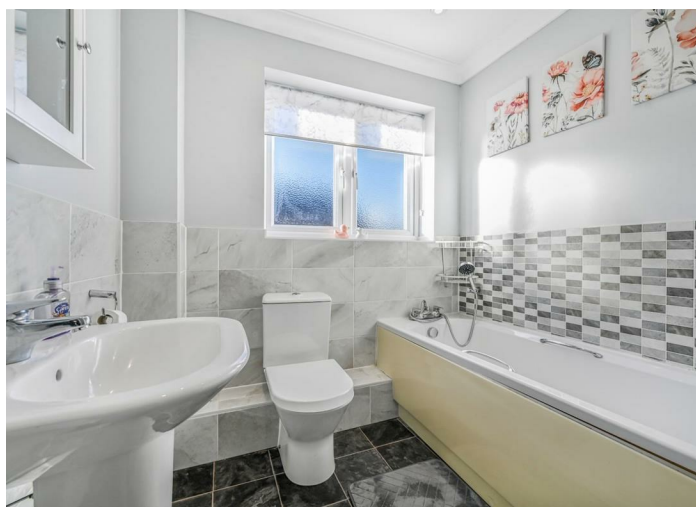
### £415,000



**WOODLANDS PARK DRIVE  
DUNMOW  
ESSEX  
CM6 1WT**

*Located on the award winning "Woodlands Park" development is this well-presented three double bedroom link-detached family home boasting a generous rear garden. The ground floor accommodation comprises:- lounge, kitchen/dining room, cloakroom and entrance hall. On the first floor are three double bedrooms with en-suite to the principal bedroom and a family bathroom. Externally the property further boasts a single garage with covered driveway and additional driveway parking.*





Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flich Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flich of bacon.

- Three Bedroom Link-Detached Family Home
- Kitchen/Dining Room
- Lounge
- Cloakroom
- En-Suite & Family Bathroom
- Generous Rear Garden
- Driveway Parking For Various Vehicles
- Single Garage
- Desirable Development
- Viewing advised

#### Entrance Hall

Entered via front door, window to side aspect, doors leading to:-

#### Kitchen/Dining Room

16'9" x 8'7" (5.11m x 2.64m)

UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to the rear garden, base and eye level units with complimentary working surfaces over, inset 1 1/2 bowl sink with drainer unit, four ring hob with extractor over, inset double oven, integrated fridge/freezer, integrated dishwasher, inset spotlights.

#### Lounge

16'0" x 9'6" (4.88m x 2.90m)

UPVC double glazed window to front aspect, radiator, power points, T.V point.

#### Cloakroom

Opaque window to side aspect, low level W.C, wash hand basin with mixer tap.

#### First Floor Landing

Doors leading to:-

#### Bedroom One

12'4" x 13'5" (3.78m x 4.11m)

UPVC double glazed window to front aspect, radiator, power points, T.V point, door to.

#### En-Suite

UPVC double glazed window to front aspect, enclosed shower with glass enclosure & Aqualisa digital button, W.C, wash hand basin with pedestal, heated towel rail, part tiled walls, inset spotlights, extractor fan.





**Bedroom Two**

12'4" x 9'10" (3.78m x 3.00m)

UPVC double glazed window to rear aspect, radiator, power points.

**Bedroom Three**

8'9" x 10'0" (2.67m x 3.07m)

UPVC double glazed windows to dual aspects, radiator, power points.

**Family Bathroom**

UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps & shower attachment, W.C, was hand basin with pedestal, radiator, part tiled walls, inset spotlights, extractor fan.

**Rear Garden**

To the rear of the property is a patio area whilst the remainder is made up of mainly lawn with a woodchipped play area to the foot of the garden. Side access is granted via a timber gate.

**Single Garage**

To the side of the property is a single garage with up and over door, power and lighting.

**Driveway Parking**

To the front and side of the property is a block paved driveway proving parking for several vehicles.

**Town Summary**

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 and much more. The town offers fantastic transport links to Stansted Airport,

