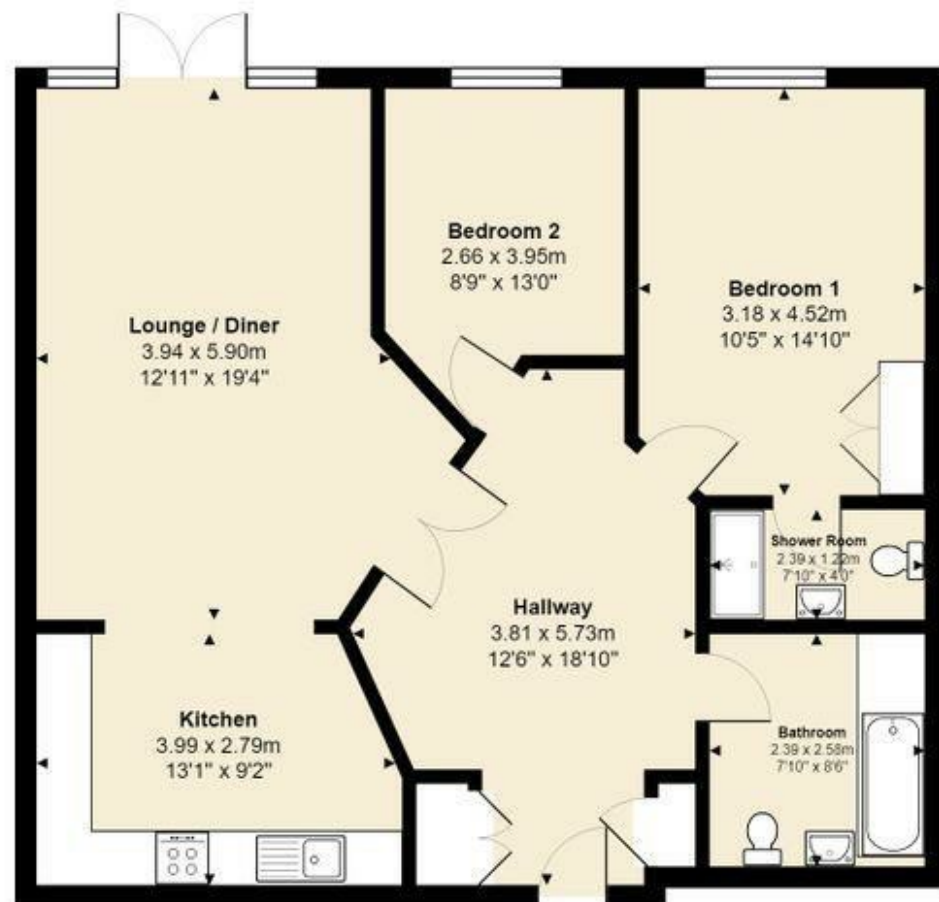


4 Maynard House Dunmow Road, Dunmow CM6 2DL



Total Area: 86.8 m<sup>2</sup> ... 934 ft<sup>2</sup>

All measurements are approximate and for display purposes only

#### 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

### £325,000



## DUNMOW ROAD GREAT EASTON DUNMOW

Open day being held on the 27th of June between 10:00-16:00.

We are pleased to offer this ground floor two double bedroom retirement apartment situated within the ever popular Maynard House of Great Easton. The accommodation in brief offers a sizeable living room with French Doors leading to a private garden, high specification kitchen, two double bedrooms, en-suite facilities and a spacious bathroom. Further benefits include access to care and health facilities, 24 hour care line, various communal rooms, minibus service, vegetable garden, club house, bar, and communal grounds.

Set within excess of 5 acres of grounds, this popular retirement village is equipped with health and care facilities, various gardens with mature trees, shrubs, large picturesque lake, and vegetable garden, all enclosed by substantial treeline. Other amenities are available such as a restaurant, club house, mini-bus service, and bar, as well as other outdoor public spaces.





- Retirement Apartment
- Living Room/Dining Room With French Doors To Private Garden
- High Specification Kitchen
- Spacious Bathroom & En-Suite Facilities
- Gas Central Heating
- Exquisite Grounds with Vegetable Garden
- Communal Club and Bar
- Access to Health and Care Facilities
- 24 Hour Care Line
- Views Over Farmland

#### Entrance Hall

12'5" x 18'9" (3.81 x 5.73)

Entrance via front door, storage cupboards, carpeted flooring, various power points. Doors to:-

#### Living Room/Dining Room

19'4" x 12'11" (5.90 x 3.94)

French Doors to private garden, carpeted flooring, two ceiling mounted light fixtures, various power points, TV point, open plan leading to:-

#### Kitchen

13'1" x 9'1" (3.99 x 2.79)

Various base and eye level units with working surfaces over, one and a half stainless steel basin with drainer unit and mixer tap over, four ring hob with extractor fan over, integrated elevated oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, inset spotlights, various power points.

#### Bedroom One

14'9" x 12'5" (4.52 x 3.81)

Window to rear aspect, fitted wardrobes, door to:-

#### En-Suite

7'10" x 4'0" (2.39 x 1.22)

Fitted with a tiled shower cubicle with glass enclosure, low level W.C, wash hand basin with pedestal, wall mounted heated towel rail, extractor fan.

#### Bedroom Two

12'11" x 8'8" (3.95 x 2.66)

Window to rear aspect.

#### Family Bathroom

7'10" x 8'5" (2.39 x 2.58)

Fitted with a wash hand basin and low level W.C in concealed unit, panel enclosed bath with wall mounted shower attachment, wall mounted heated towel rail, extractor fan.

#### Communal Areas

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.

#### Gardens

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 amongst natural landscapes. Furthermore, Maynard House also benefits from a bowls green, communal allotment, and various well maintained walkways.

