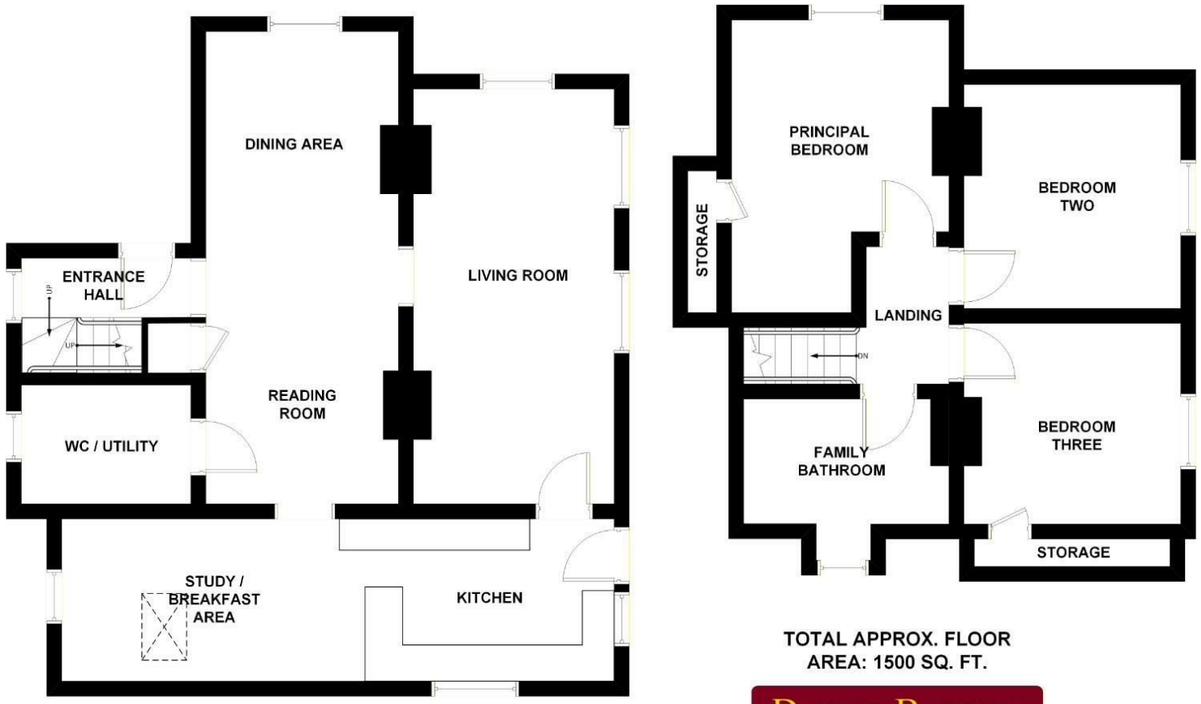

TOTAL APPROX. FLOOR AREA: 1500 SQ. FT.

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

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KEERS GREEN, DUNMOW, ESSEX, CM6 1PQ

OFFERS OVER £700,000

KEERS GREEN
DUNMOW
ESSEX
CM6 1PQ

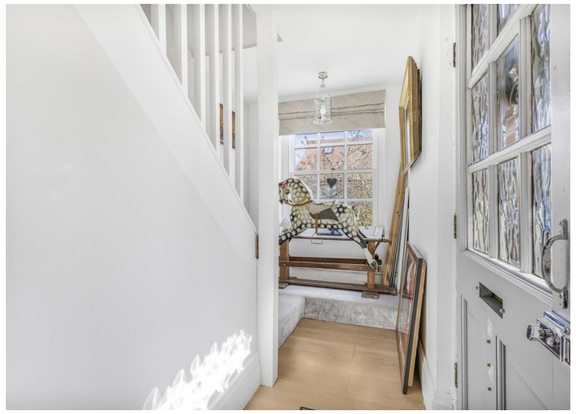
This delightful detached country home is situated in the quiet hamlet of Keers Green surrounded by open countryside with views over the central green.

The ground floor accommodation briefly comprises an entrance hall, an open-plan reading/dining area, a living room, a WC/utility room, and an open-plan study/breakfast area leading into the kitchen, creating a flexible and welcoming living space.

On the first floor, the property offers three bedrooms, each benefitting from useful eaves storage, along with a family bathroom.

Externally, one of the standout features of the property is the generous parking provision, including a horseshoe driveway, garage, and cart lodge. The home is further complemented by wraparound gardens with mature trees and established flowerbeds, providing a pleasant and private outdoor setting.

The property also benefits from approved planning permission for a two-storey side & rear extension (Ref: UTT/25/1002/FUL), offering excellent potential for future expansion.



Gardens
The property benefits from wraparound gardens, to the front of the property is a stone shingle horseshoe driveway, a laid to lawn area with mature trees all separated from the road by two five-bar gates and a picket fence. To one side of the house the driveway continues leading onto a garage & cart lodge, the other side of the house opens up into the laid to lawn gardens. The rear gardens have a pond, suntrap patio area, various flower beds with mature trees throughout all enclosed by mature trees & hedges.

Garaging With Horseshoe Driveway
In & out horseshoe driveway with parking for multiple vehicles, garage & cart lodge.

Additional Information
Gigaclear fibre to the premises, Klargester maintained ~1 year ago, approved planning permission for a two storey side & rear extension UTT/25/1002/FUL.

- **Three Bedroom Detached Country Home**
- **Established Wraparound Gardens**
- **Double Garage With A Horseshoe Driveway**
- **Kitchen/Breakfast/Reception Room**
- **Multiple Reception Rooms**
- **Utility Room/W.C**
- **Family Bathroom**
- **Entrance Hall & Landing**
- **Sought After Country Location**
- **Approved Planning Permission For A Two Storey Side & Rear Extension UTT/25/1002/FUL**

Entrance Hall
10'2" x 6'2" (3.1m x 1.9m)
Entrance via timber glazed door to front aspect, double glazed timber sash window to side aspect, stairs to first floor landing, wood laminate flooring, ceiling mounted light fixture, various power points. Opening to: Dining/Reading Area.

Dining/Reading Area
25'7" x 10'5" (7.8m x 3.2m)
Double glazed timber sash window to front aspect, access to understairs storage, fireplace, timber shelving units, wall mounted radiator, wood laminate flooring, ceiling mounted light fixture, various power points, TV point. Door to WC/Utility, Opening to: Study/Breakfast area, Living Room.

Living Room
22'3" x 10'9" (6.8m x 3.3m)
Double glazed timber sash windows to front & side aspects, feature fireplace with wood burning stove, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points. Door to: Kitchen.

Kitchen
15'1" x 8'10" (4.6m x 2.7m)
Timber stable door with windows to side aspect, double glazed timber window to side aspect, single glazed timber window with secondary glazing to rear, various base level units with speckled Granite worksurfaces over, AEG fan oven, Hisense induction hob, integrated BEKO dishwasher, inset one and half unit stainless steel sink with mixer tap, splashback tiling, wall mounted radiator, tiled flooring, inset spotlights, various power points. Opening to: Study/Breakfast Area.

Study/Breakfast Area
15'1" x 8'10" (4.6m x 2.7m)
Double glazed timber Velux window to rear, double glazed timber window to side, tiled flooring, ceiling mounted light fixture, various power points.

WC/Utility
9'2" x 6'2" (2.8m x 1.9m)
Single glazed timber window to side aspect, access to oil boiler, pedestal wash hand basin with separate tapes, low level WC, space for washing machine or tumble drier, ceiling mounted light fixture.

First Floor Landing
6'6" x 3'11" (2.0m x 1.2m)
Carpeted stairway with timber banister, exposed timbers, access to loft, ceiling mounted light fixture. Doors to: Bedrooms & Family Bathroom.

Principal Bedroom
15'5" x 11'9" (4.7m x 3.6m)
Double glazed timber sash window to front aspect, original fireplace, access to eaves storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Two
12'5" x 11'5" (3.8m x 3.5m)
Double glazed timber window to side aspect, original fireplace, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Bedroom Three
11'9" x 10'5" (3.6m x 3.2m)
Single glazed timber window to side aspect, original fireplace, access to eaves storage, wall mounted radiator, carpeted flooring, ceiling mounted light fixture, various power points.

Family Bathroom
11'1" x 7'2" (3.4m x 2.2m)
Single glazed dormer window to rear aspect, eaves storage, four-piece suite, low level WC, vanity wash hand basin with mixer tap, jacuzzi shower, freestanding bath with mixer tap and shower attachment, wall mounted heated towel rail, wall mounted radiator, ceiling mounted light fixture.