



TOTAL APPROX. FLOOR  
AREA: 720 SQ. FT.

**DANIEL BREWER**  
Bringing People and Property Together

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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 as to 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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CRANHAM ROAD, BROXTED, DUNMOW  
OFFERS OVER £350,000





## CRANHAM ROAD BROXTED DUNMOW

Daniel Brewer are pleased to market this two double bedroom semi-detached bungalow located at the end of a residential road backing onto open farmland. The property boasts driveway parking for one vehicle with the potential to create plenty more if required and a generous rear garden with stunning views. In brief the accommodation comprises:- entrance hall, kitchen, utility room, living room, conservatory, two bedrooms and a shower room.

With Elsenham Railway Station, Stansted airport and the market towns of Thaxted and Great Dunmow just a short drive away, contact us today to experience the great balance of rural charm and modern convenience this property has to offer.







- Semi-Detached Bungalow
- Two Double Bedrooms
- Kitchen
- Utility Room
- Living Room
- Conservatory
- Shower Room
- Driveway Parking & Front Garden
- Rear Garden Backing Onto Open Farmland
- Desirable Village Location Close To

### Entrance Hall

Double glazed door into entrance hall, wood effect flooring, inset spotlights to ceiling, loft access (with pull down ladder, power and lighting and is part boarded)

### Kitchen

7'6" x 8'11" (2.29 x 2.74)

Fitted with a range of eye and base level units with complementary work surfaces over, inset sink and drainer, inset four ring electric hob, extractor, built-in double oven, double glazed window to front aspect, space for dishwasher, inset spotlights to ceiling, tiled flooring, radiator with cover.

### Utility Room

10'9" x 4'0" (3.30 x 1.22)

Floor mounted oil fired boiler, tiled flooring, pantry cupboard space, space for tumble dryer, space for washing machine, space for

fridge/freezer, two double glazed windows to side aspect, extractor fan, inset spotlights to ceiling.

### Living Room

15'5" x 10'9" (4.70 x 3.28)

Inset cast iron freestanding wood burner, radiator with cover, TV point, fitted alcove shelving and storage, bi-fold doors gaining access to:

### Conservatory

9'8" x 7'6" (2.95 x 2.29)

Tiled flooring, double glazed windows to three aspects with views over open farmland, double glazed French doors to garden.

### Bedroom One

10'9" x 12'2" (3.30 x 3.73)

Double glazed window to rear aspect, radiator.







### Bedroom Two

9'1" x 8'11" (2.77 x 2.72)

Double glazed window to front aspect, radiator, telephone point, built-in storage cupboard.

### Shower Room

Fitted with close coupled WC, free standing vanity wash hand basin, inset fully tiled shower cubicle with waterfall shower head and additional hand held shower, inset spotlights to ceiling, extractor, double glazed opaque window to front aspect, wall mounted heated towel rail, tiled splashbacks.

### Driveway Parking & Garden

To the front of the property is driveway parking for one car with the remainder a low maintenance garden. The front garden is enclosed by privet hedging with a lawn area, patio area, raised flower beds and has a timber

shed and outside tap. Side access leads to the rear garden.

### Rear Garden

The rear garden which offers superb views over open farmland is mainly laid to lawn with well stocked shrub borders and is enclosed by timber fencing. There is an elevated decked area, a small water feature/pond, external power points and a patio area at the foot of the garden.

