

# DANIEL BREWER

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)  
E-mail • [info@danielbrewer.co.uk](mailto:info@danielbrewer.co.uk)



Daniel Brewer

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585  
Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)  
E-mail • [info@danielbrewer.co.uk](mailto: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 firms employment has the authority to make or give any representation or warranty in respect of the property.

DURAND LANE, FLITCH GREEN, DUNMOW, ESSEX, CM6 3FS  
£400,000



## DURAND LANE FLITCH GREEN DUNMOW

**\*\*\*No Onward Chain\*\*\***

*Situated within the ever-popular Flitch Green development, this substantial four-bedroom townhouse offers generous and versatile accommodation arranged over four floors. The property benefits from a single garage with driveway parking.*

*Internally, the well-proportioned layout comprises an entrance hall, a spacious kitchen/breakfast/dining room, and a first-floor living room. There are four double bedrooms, including two with en-suite facilities, in addition to a modern family bathroom.*

*Externally, the property enjoys an enclosed rear garden, ideal for both relaxing and entertaining.*



**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.





#### Single Garage With Driveway

En-bloc is a single garage with up & over door. To the front of the garage is parking for one vehicle.

#### Garden

To the rear of the property is a patio area with a raised decked area leading to the remainder artificial lawn. A timber gates provides rear access.

- Four Double Bedrooms
- Substantial Townhouse
- Single Garage With Parking
- Enclosed Rear Garden
- Popular Development
- Kitchen/Breakfast/Dining Room
- Living Room With Juliet Balcony
- Two En-Suites & Family Bathroom
- Viewing Advised
- 1507 Square Feet Of Accommodation

#### Entrance Hall

Access via UPVC front door, radiator, herringbone style flooring, power points, stairs rising to the first floor landing, doors to.

#### Kitchen/Breakfast/Dining Room

30'7" x 14'6" (9.32m x 4.42m)

UPVC double glazed windows to multiple aspects, UPVC double glazed French doors leading to the rear garden, base and eye level units with complimentary working surfaces over, inset oven, four ring gas hob with extractor over, space for washing machine, space for fridge/freezer, space for dishwasher, inset sink with drainer unit, understairs storage cupboard, inset spotlights, two radiators, power points, herringbone flooring.

#### First Floor Landing

Stairs rising to the second floor, power points, doors to.

#### Living Room

14'6" x 9'3" (4.42m x 2.82m)

UPVC double glazed French doors to Juliet balcony, UPVC double glazed window to front aspect, radiator, power points, T.V point.

#### Bedroom Four

14'6" x 8'1" (4.42m x 2.46m)

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

#### Bathroom

Enclosed bath with mixer taps & shower attachment, wash hand basin with pedestal, W.C, heated towel rail, part tiled walls, inset spotlights, extractor fan.





#### **Second Floor Landing**

Radiator, power points, stairs rising to the second floor, stairs rising to the second floor landing.

#### **Principal Bedroom**

14'6" x 9'9" (4.42m x 2.97m)

UPVC double glazed windows to front aspect, radiator, power points, built-in double wardrobes, door to.

#### **En-Suite**

Enclosed bath with mixer taps & shower attachment, wash hand basin with pedestal, W.C, heated towel rail, part tiled walls, inset spotlights, extractor fan.

#### **Bedroom Two**

14'6" x 8'10" (4.42m x 2.69m)

UPVC double glazed window to rear aspect, a range of built-in wardrobes, radiator, power points, door to.

#### **En-Suite**

Enclosed shower with glass enclosure, wash hand basin with pedestal, W.C, heated towel rail, part tiled walls, inset spotlights, extractor fan.

#### **Third Floor Landing**

Door to.

#### **Bedroom Three**

18'9" x 10'3" (5.72m x 3.12m)

Velux windows to multiple aspects, radiator, power points, eaves storage.

