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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.

**CHESTNUT WALK, GARNETTS LANE, FELSTED,  
DUNMOW, ESSEX, CM6 3EJ**

**OFFERS OVER £350,000**



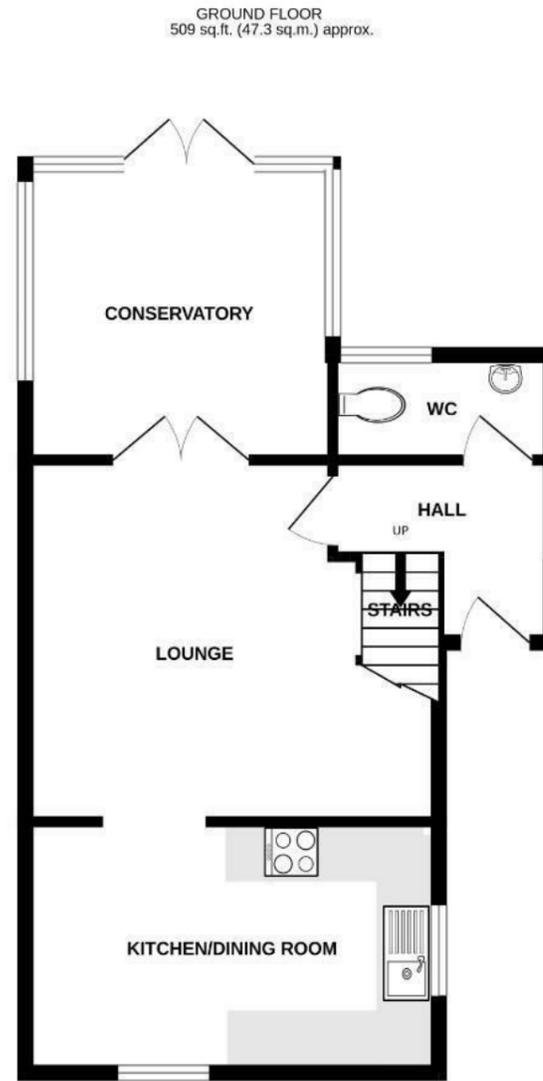
## CHESTNUT WALK, GARNETTS LANE FELSTED DUNMOW

\*\*\*No Onward Chain\*\*\* Nestled in the heart of the charming village of Felsted, Garnetts Lane presents a delightful opportunity to acquire a well-presented two-bedroom link-detached house. This property is ideally situated off a tranquil lane, offering a peaceful retreat while remaining conveniently close to local amenities.

Upon entering, you are welcomed into a spacious entrance hall that leads to a comfortable lounge, perfect for relaxation. The kitchen/dining room is a bright and inviting space, ideal for entertaining family and friends. A conservatory extends the living area, providing a lovely spot to enjoy the garden views throughout the seasons. A cloakroom on the ground floor adds to the practicality of the home.

The first floor features two well-proportioned bedrooms, each offering a serene space for rest. These rooms are complemented by a family bathroom, designed for both comfort and convenience.

Externally, the property boasts an enclosed rear garden, providing a private outdoor space. Additionally, there is a partly converted single garage that currently serves as an office space, offering versatility for those who work from home or require extra storage. The property also benefits from allocated parking, ensuring ease of access.



TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.  
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- Two Bedroom Link-Detached House
- Walking Distance To Village Centre
- Enclosed Rear Garden
- Single Garage Which Has Been Partly Converted Into Office Space
- Allocated Parking
- Lounge & Conservatory
- Kitchen/Dining Room
- Entrance Hall & Cloakroom
- Family Bathroom
- No Onward Chain

**Entrance Hall**

Wood effect flooring, power points, radiator, stairs rising to the first floor landing, doors to.

**Cloakroom**

Opaque double glazed window to rear aspect, W.C, wash hand basin, radiator, wood effect flooring.

**Lounge**

14'8" x 13'2" (4.48 x 4.03)

Feature gas fireplace with brick surround, wood effect flooring, radiator, power points, T.V point, double doors to conservatory, opening to.

**Kitchen/Dining Room**

14'10" x 8'9" (4.53 x 2.69)

Double glazed windows to multiple aspects, base and eye level units with complimentary working surfaces over, inset sink with drainer unit, inset oven, inset combi oven, five ring gas hob with extractor over, space for washing machine, space for dishwasher, space for fridge/freezer, radiator, power points, wood effect flooring, part tiled walls.

**Conservatory**

11'9" x 10'9" (3.6 x 3.3 )

Double glazed windows to multiple aspect, power points, two radiators, wood effect flooring, French doors leading to the rear garden.

**First Floor Landing**

Radiator, power points, doors to.

**Bedroom One**

11'3" x 9'1" (3.44 x 2.79)

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

**Bedroom Two**

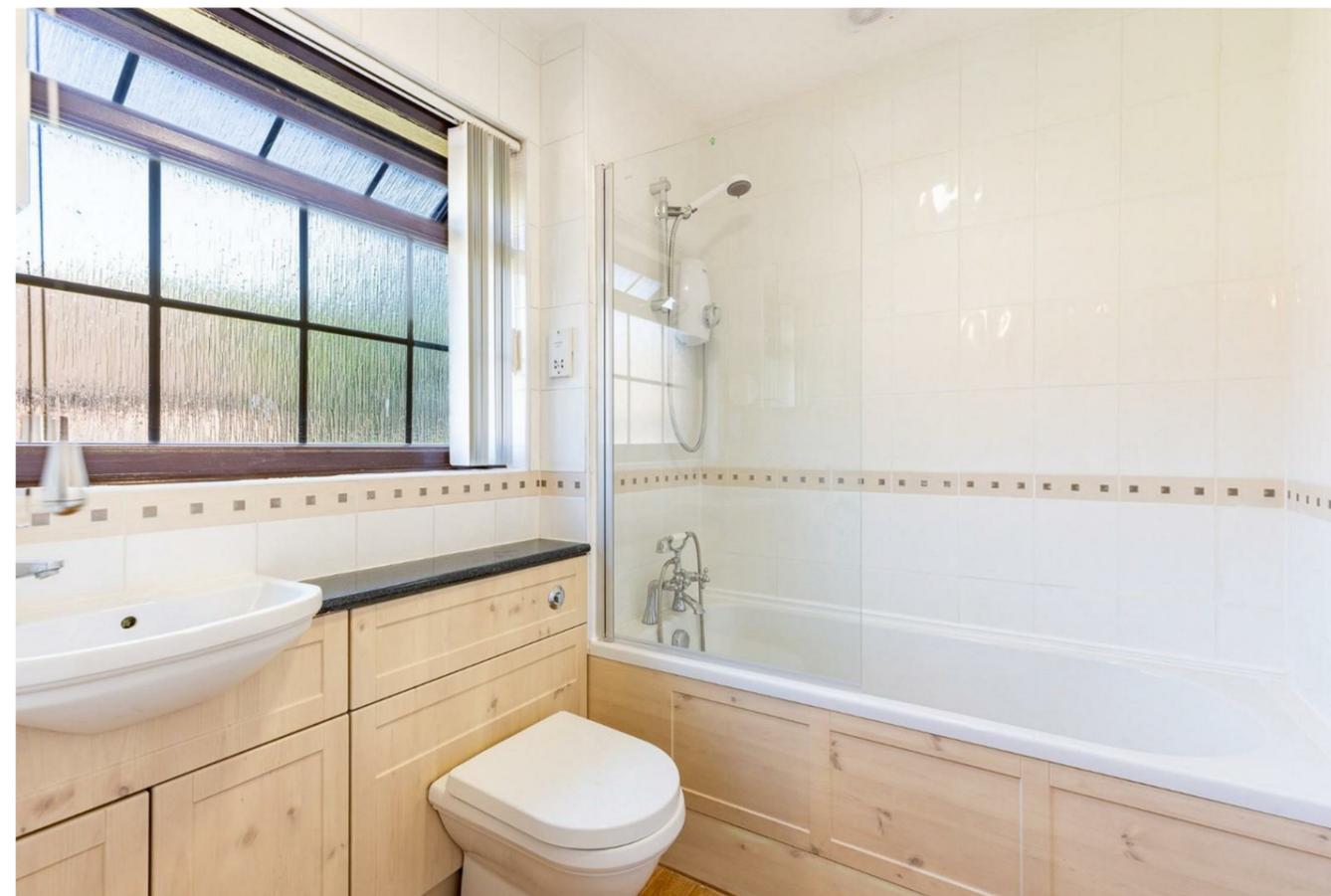
10'6" x 8'2" (3.22 x 2.51)

Double glazed window to front aspect, radiator, power points.

**Family Bathroom**

Opaque double glazed window to side aspect, enclosed bath with mixer taps & shower attachment, separate shower over glass shower screen, W.C, wash hand basin with vanity storage, radiator, part tiled walls, extractor fan, wood effect flooring.





**Garden**

To the rear of the property is a paved garden with a raised flower bed. the garden is fully enclosed by brick walls and timber fencing.

**Single Garage/Office Space**

8'5" x 7'11" (2.58 x 2.43)

The garage has been partly converted into an office space measuring 8'5" x 7'11" (2.58m x 2.43m) boasting, power, lighting , single door to the rear garden, window to side aspect. The remainder of the garage is for storage with up and over door.

**Allocated Parking**

The property benefits from allocated parking for one vehicle.

**Village Summary**

The desirable village of Felsted offers a range of amenities with its two public houses, village store, restaurants, tearoom, hairdressers, clothing shop, and beauticians. The historic Felsted public school commands the centre of the village with its extensive grounds and attractive buildings. The playing facilities are extremely well equipped and are conveniently located in the centre of the village.