



THE MALTINGS, DUNMOW  
OFFERS OVER £325,000

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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.

- Three Bedroom
- Desirable Residential Road
- Single Garage & Driveway Parking
- Lounge/Dining Room
- Secluded Rear Garden
- Mid-Terrace
- Walking Distance To Town Centre
- Kitchen
- Family Bathroom

Daniel Brewer are pleased to market this spacious three bedroom terrace property located on a desirable residential road within walking distance to the town centre. In brief the accommodation comprises:- entrance hall, kitchen and a lounge/dining room. On the first floor there are three bedrooms and a family bathroom. Externally there is a secluded rear garden, driveway parking and single garage.

This market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks . The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford.

#### Entrance Hall

8'10" x 5'8" (2.7m x 1.73m)

Entered via front door, stairs rising to first floor landing, doors leading to:-

#### Kitchen

11'1" x 6'10" (3.4m x 2.1m)

Window to front aspect.

#### Lounge/Dining Room

15'10" x 13'1" (4.83m x 4m)

French Doors to rear aspect leading to rear garden, window to rear aspect.

#### First Floor Landing

Doors to:-

#### Bedroom One

13'1" x 9'1" (4.0m x 2.79m)

Two windows to rear aspect.

#### Bedroom Two

6'11" x 9'2" (2.13m x 2.8m)

Window to front aspect.

#### Bedroom Three

6'5" x 5'8" (1.96 x 1.75)

Window to front aspect.

#### Family Bathroom

6'10" x 5'6" (2.1m x 1.68)

#### Rear Garden

The rear garden is made up of mainly lawn with a variety of mature shrub borders and flower beds. There is a patio area directly to the rear of the property and a further seating area at the foot of the garden.

#### Driveway Parking

Parking directly in front of the garage.

#### Single Garage

With up and over door.

#### Additional Notes

Combi Boiler Fitted 18 Months Ago

New Composite Front Door 4 Months Ago

Loft Fully Insulated & Boarded



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