



Spruce Avenue, Dunmow, Essex. CM6 1YY





4 Bedroom Detached House £575,000 Freehold

A well presented Four bedroom house situated on this popular family friendly cul-de-sac, with in easy distance to the historic High Street, with its many bars café`s and restaurants The property boasts a large lounge open plan family room, home office and down stairs cloak room. On the first floor are four good sized bedrooms with a en-suite to the master. Outside is a stunning rear garden and garage, to the front is off street parking for up to 5 car.

- Four bedrooms
- Detached
- Garage
- Open plan family room
- Landscaped garden
- Beautifully presented
- EPC rating - D. Council tax band - E

Ground Floor:**Entrance:**

Entrance via double glazed front door leading to:

Hall:

Large entrance hall, radiator, tiled floor, doors to:

Sitting Room:

Abt: 15' 0" x 13' 8" (4.57m x 4.17m) Double glazed bay window to front aspect, double glazed window to side aspect, two radiators, carpet as fitted, tv and sky points.

Kitchen/Family Room:

Abt: 23' 0" x 10' 7" (7.01m x 3.23m) Range of base and wall units with granite work surfaces, five ring hob, oven and extractor hood, sink and drainer unit, plumbing for washing machine, tiled floor, double glazed window to rear and side aspect, double glazed doors to garden.

Utility Room:

Abt: 6' 7" x 6' 7" (2.01m x 2.01m) Double glazed door to side aspect, range of wall and base units, sink and drainer unit, plumbing for washing machine, tiled floor.

Study:

Abt: 7' 3" x 6' 6" (2.21m x 1.98m) Double glazed window to front aspect, radiator, carpet as fitted.

Cloakroom:

Double glazed window to side aspect, low level WC, wash hand basin, radiator, tiled floor.

First Floor:**Landing:**

Carpet as fitted, radiator, access to loft, doors to:

Bedroom One:

Abt: 15' 1" x 13' 9" (4.60m x 4.19m) Double glazed bay window to front aspect, radiator, carpet as fitted, mirrored fitted wardrobes, door to en-suite.

En-Suite:

Double glazed window to side aspect, low level WC, wash hand basin, shower cubicle, fully tiled.

Bedroom Two:

Abt: 9' 10" x 13' 8" (3.00m x 4.17m) Double glazed window to rear aspect, radiator, carpet as fitted.

Bedroom Three:

Abt: 9' 1" x 11' 1" (2.77m x 3.38m) Double glazed window to front aspect, radiator, carpet as fitted.

Bedroom Four:

Abt: 6' 6" x 11' 1" (1.98m x 3.38m) Double glazed window to rear aspect, radiator, carpet as fitted.

Bathroom:

Low level WC, pedestal wash hand basin, bath, radiator, double glazed window to side aspect.

Outside:**Rear Garden:**

Large landscaped garden mainly laid to lawn with tiled patio area and two decked areas.

Front:

To the front is off street parking for up to five cars.

Garage:

Via up and over door, electric.

Agents Note:

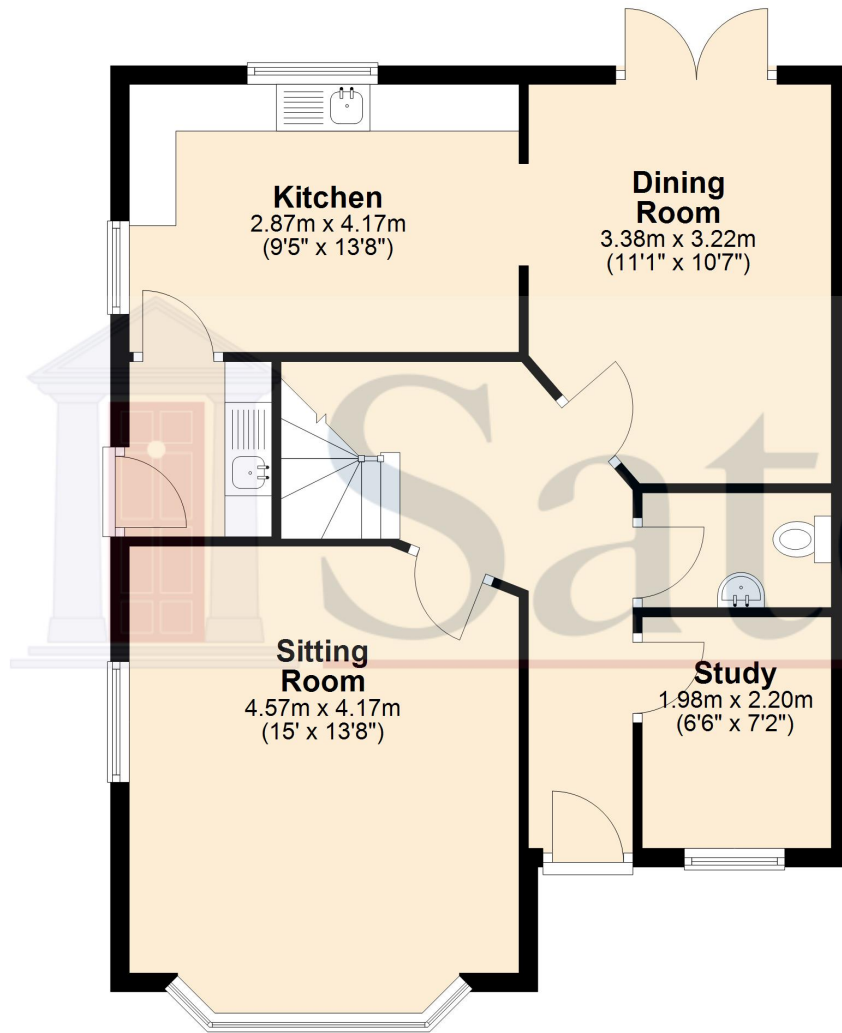
Draft particulars yet to be approved by the vendor and may be subject to change



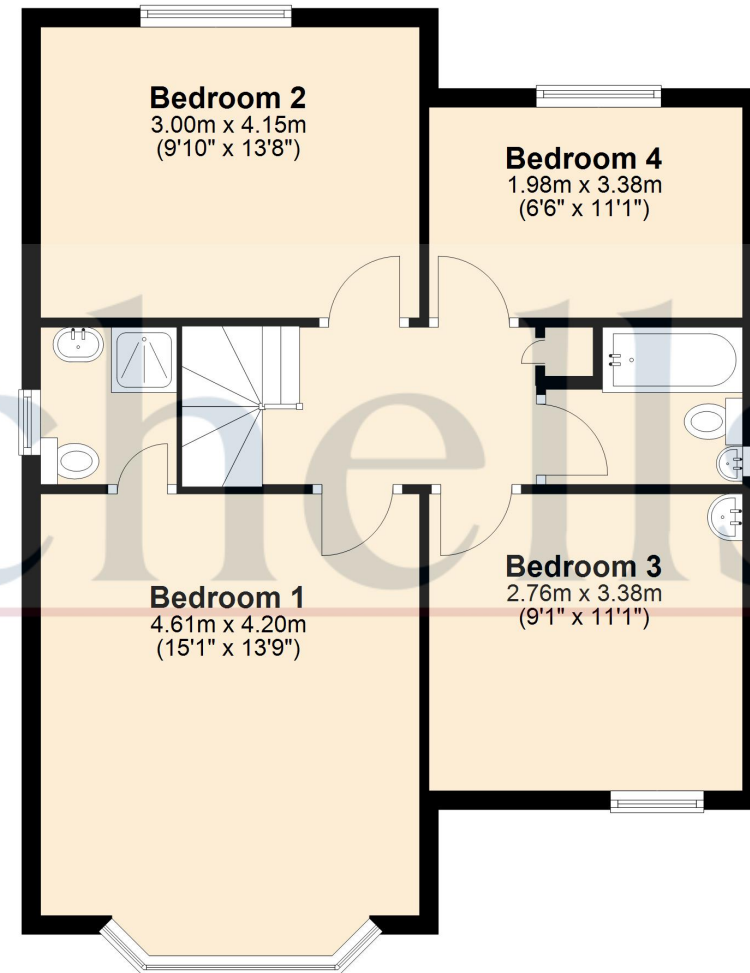


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.