



Bardfield End Villas Bardfield Road, Thaxted Dunmow

Price: Freehold – Offers over £600,000

- Six double bedrooms
- Stunning views
- Perfect family home
- Sought-after location
- Open plan kitchen/diner
- Two en suites
- Garden
- Ample driveway parking

EPC Rating: C



Benefitting from a beautiful private garden backing onto endless fields, the property offers spacious and very functional accommodation comprising large entrance hall, living room opening into a brick built conservatory with dining area, kitchen looking out over the garden, utility room, playroom/study, and downstairs cloakroom. The first floor offers four double bedrooms- one with en suite- and a family bathroom, with two further double bedrooms - one with en suite- to the second floor. There is ample driveway parking to the front.

ENTRANCE HALL:

20'5" x 5'9"

A light and bright spacious area with access to stairs to the first floor.

LIVING ROOM:

24'4" x 12'9"

With windows to front and side aspects and a fireplace with brick hearth and wood burner. Glass doors lead into the:

DINING ROOM:

24'4" x 11'5"

A large space with a beautiful view over the rear garden and countryside beyond. Specialist Argon filled glass makes this a beautifully light and airy room but ensures it is usable all year round, keeping it cool in summer and warm in winter.

KITCHEN:

15'1" x 10'

Fitted with a wide range of base and eye-level units, Corian worktops, integrated eye-level oven and microwave, separate oven and electric hob, warming drawer, extractor fan, dishwasher, fridge freezer and floor tiling with underfloor heating, sink and drainer and worksurfaces.

PLAYROOM / STUDY:

8'11" x 8'8"

With window to front aspect. Lots of storage.

CLOAKROOM:

5'1" x 3'4"

Comprising low-level WC and wash basin.

UTILITY ROOM:

9'2" x 7'6"

This room houses the boiler and has a door leading onto the garden. There is also a sink, water softener and storage and space for a washing machine, tumble dryer and chest freezer.

FIRST FLOOR LANDING:

A further spacious area.

BEDROOM 1:

12'8" x 12'4"

Built-in wardrobes and window with shutters giving privacy, light control and beautiful views over the fields to the front aspect.

EN-SUITE:

6'3" x 6'2"

Comprising enclosed corner shower cubicle, wash basin, low-level WC and heated towel rail.

BEDROOM 2:

11'5" x 10'6"

With large window overlooking the rear garden and beautiful views over open countryside.

BEDROOM 3:

11'5" x 9'11"

Currently used as a laundry room and provides a good space, with window to front aspect.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Kevin Henry has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working

condition of any appliances. 5: Kevin Henry has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-

operation in order that there will be no delay in agreeing the sale. Ref: SAF100216 - 0013

BEDROOM 4:

12'8" x 8'11"

Currently used as a nursery, with views over the garden.



FAMILY BATHROOM:

8'1" x 7'1"

Suite comprising panelled bath, low-level WC and wash basin in vanity unit, heated towel rail, full tiling, airing cupboard housing water tank.

ON THE SECOND FLOOR:

BEDROOM 5:

15'7" x 8'9"

A lovely bright room with Velux window to front and rear aspects and built-in storage - perfect as a guest room!



EN-SUITE:

5'10" x 5'7"

Comprising shower, low-level WC and wash basin.

BEDROOM 6:

15'7" x 8'9"

Velux windows to front and rear aspect and built-in storage.



OUTSIDE:

To the front there is ample driveway parking. Side access leads to the rear garden, which is a beautiful space, partly paved for entertaining, and lawned area with various sheds (including a playhouse and potential home office), opening up into fields with endless views!

LOCAL AUTHORITY:

For further information on the local area and services, log onto www.uttlesford.gov.uk



COUNCIL TAX:

Band F.

ENERGY EFFICIENCY RATING:

C.

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2a Bardfield Villas Thaxted



Approx gross internal floor area 197 sqm (2125 sqft)