



4 Hanchetts Orchard, Thaxted, Dunmow,  
Essex, CM6 2JT

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Asking Price: £375,000  
Freehold



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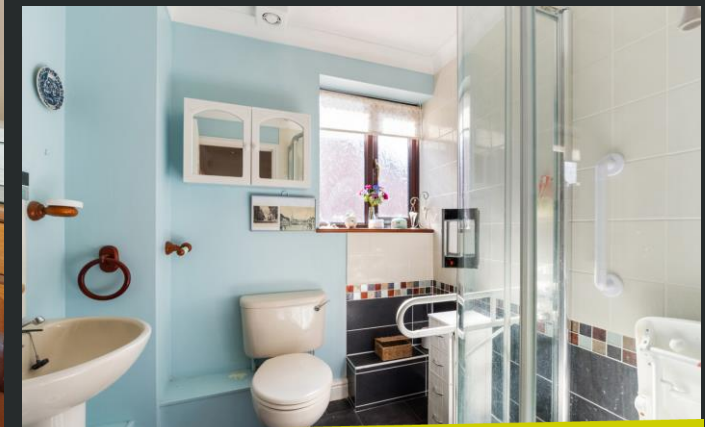




Situated within close proximity to Thaxted Town centre is this spacious, detached, two-bedroom bungalow with off road parking, single garage and private rear garden.

The property comprises entrance hall, fitted kitchen/diner, two double bedrooms with fitted wardrobes, family bathroom suite, large dual aspect lounge with generously sized conservatory to rear, a fantastic light and airy part of the property. Externally this home boasts a wonderful rear garden, with a large patio area and the remainder laid to lawn. To the front of the property, you have a paved driveway with single garage.

Council Tax Band D. EPC Band D.

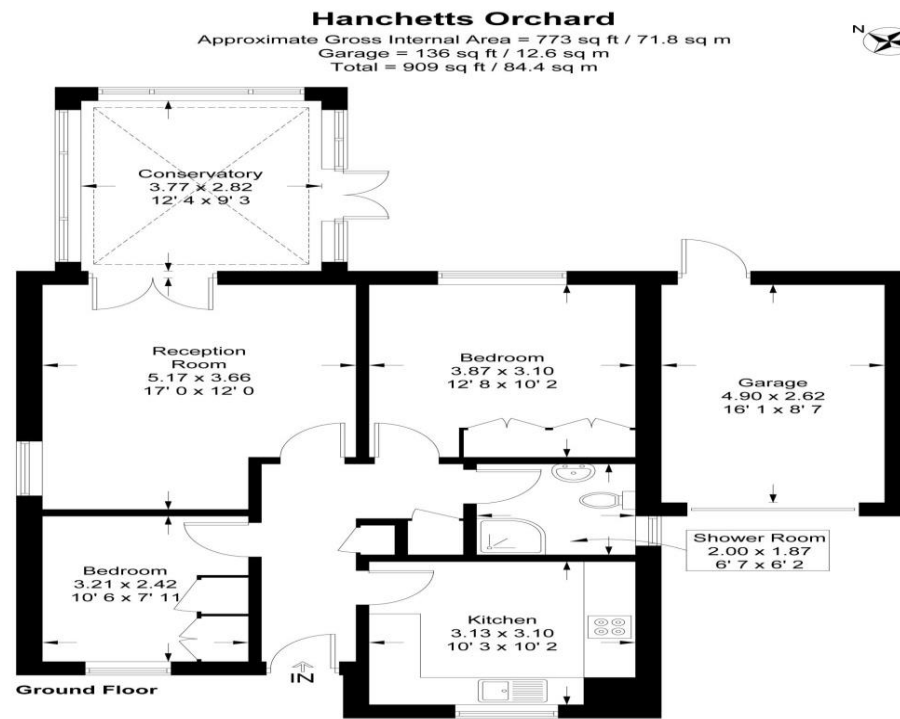


Detached Bungalow  
 Conservatory to Rear  
 Close to Town Centre  
 Driveway & Garage  
 Generously Sized Rear Garden  
 Easy Access to Local Areas.  
 Potential Rental Income £1450 PCM  
 Council Tax Band D & EPC Band D

#### ADDITIONAL INFORMATION

The location of this home is ideal for those looking for a peaceful setting, whilst being within easy access to amenities. Only a walk away you have the main high street with a plethora of shops, cafes and other amenities, along with the doctors surgery on your doorstep. There are bus links to Great Dunmow, Saffron Walden and Stanstead Airport with a mainline station into London Liverpool Street.





This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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**AGENTS NOTES** IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

## FOR MORE DETAILS CONTACT

Barclay House, 1 High Street, Dunmow, Essex, CM6 1UU

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