



## 4 YEW TREE ARCH, DUCK STREET

Little Easton, DUNMOW, CM6 2JE

£500,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Desirable Village Location
- Spacious Family Home
- Three Receptions
- Ample Parking and Garage
- Good Sized Rear Garden
- Home Office / Garden Room
- Potential To Extend S.T.P.
- Vendors Have Found One to Buy







## Property Description

### THE PROPERTY

THOUGHTFULLY EXTENDED VILLAGE HOME offering a LIGHT & AIRY RECEPTION ROOM, a LARGE KITCHEN/BREAKFAST ROOM potential for further living space s.t.c. 3 BEDS and a BATHROOM. Outside has AMPLE PARKING, GARAGE and a HOME OFFICE.

### THE LOCATION

The picturesque village of Little Easton is within easy distance to Dunmow.

Perfectly placed Duck Street, offers idyllic rural living, with bustling market towns, quaint villages and stunning countryside on your doorstep.

This historic village has a thriving pub, The Stag, a busy village hall and Grade I listed church, with Ofsted rated Good schools nearby. You can make the most of living close to nature, while enjoying excellent travel links. London Liverpool Street is an hour from Elsenham Station while Stansted Airport, the M11 and A120 are easily accessible for travelling further afield.

### PROPERTY INFORMATION

Freehold.  
Epc Awaiting  
Council Tax Band - D.

### STORM PORCH

### ENTRANCE HALL

### CLOAKROOM

### LIVING ROOM

22' 2" x 13' 1" (6.78m x 3.99m)

### PLAY ROOM

13' 1" x 7' 2" (3.99m x 2.20m)

### KITCHEN/DINER

16' 7" x 10' 6" (5.08m x 3.21m)

### DINING ROOM

13' 9" x 8' 7" (4.20m x 2.62m)

### FIRST FLOOR

## LANDING

### BEDROOM 1

9' 4" x 11' 11" (2.85m x 3.64m)

### BEDROOM 2

11' 5" x 9' 4" (3.48m x 2.85m)

### BEDROOM 3

10' 9" x 9' 7" (3.29m x 2.93m)

## BATHROOM

## HOME OFFICE

12' 7" x 10' 4" (3.85m x 3.17m)

With power and light connected plus store.

## OUTSIDE

The property offers ample parking. The rear garden is laid mainly to lawn with flower and shrub borders, with patio area.









## COUNCIL TAX BAND

Tax band D

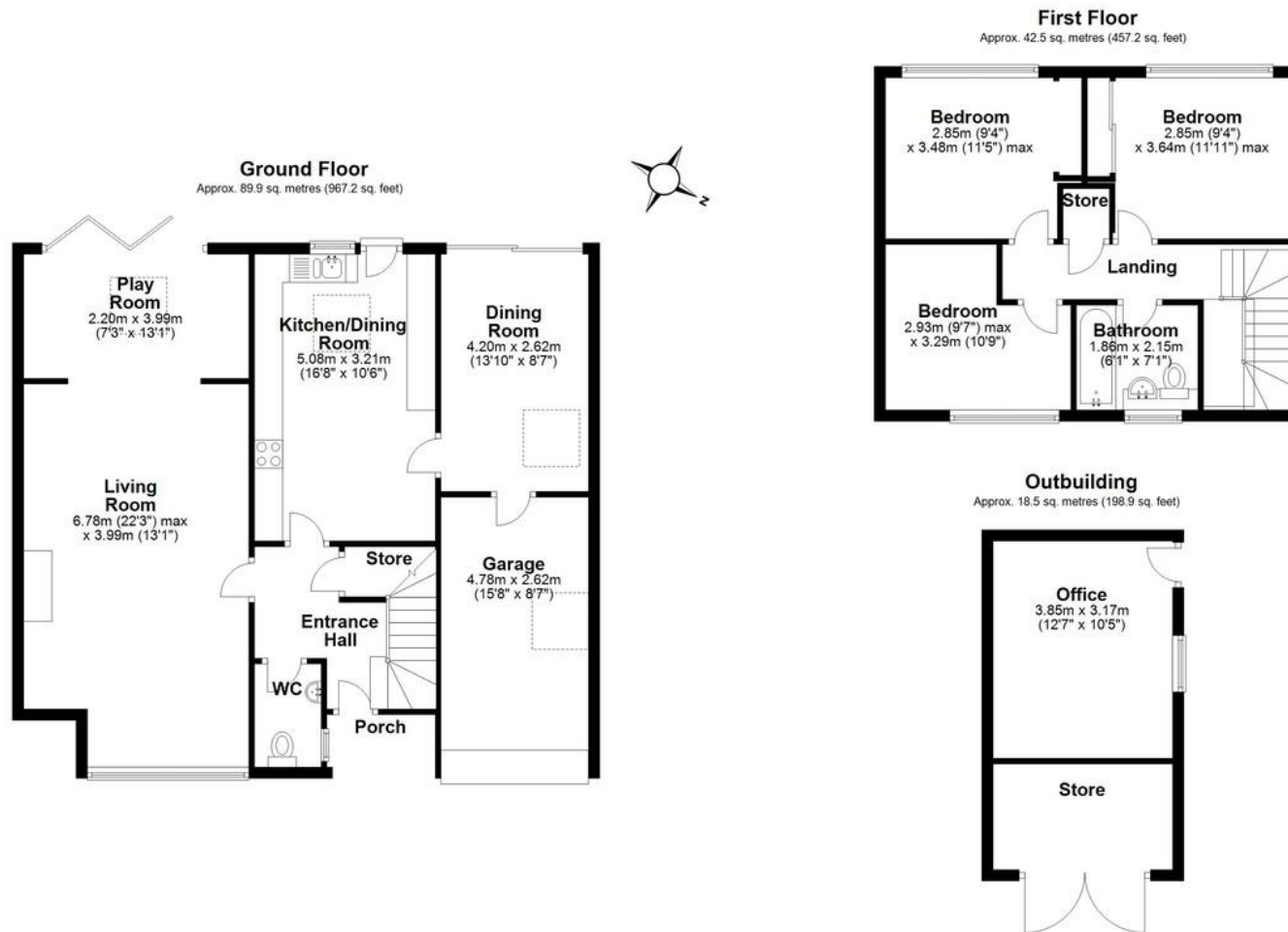
## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Total area: approx. 150.8 sq. metres (1623.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

Yew Tree Arch , Little Easton



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