

TOTAL FLOOR AREA : 1119sq.ft. (104.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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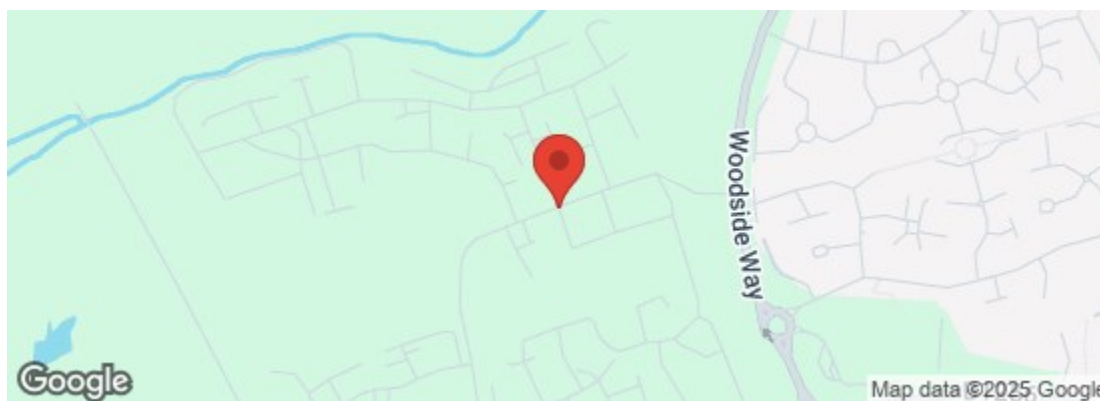
Council: Uttlesford | Council Tax Band: E | Floor Area: 1119.00 sq ft

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Blackwater Drive, Dunmow, CM6 4BR
 Asking Price £439,950 Freehold

Bedrooms: 3 | Reception Rooms: 2 | Bathrooms: 2

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		85	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the seller. The agent has not had the sight of the title documents. A buyer is advised to obtain verification from their solicitors.



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Request a Viewing: **0208 504 2222** Email: **buckhursthill@churchill-estates.co.uk**



Welcome to Blackwater Drive, Dunmow, this modern semi-detached house boasts flexible living accommodation arranged over three floors with two reception rooms, three bedrooms, and two bathrooms.

As you step inside, you'll be greeted by a beautifully designed interior that has been thoughtfully redecorated and that exudes warmth and style.

The accommodation comprises; entrance hall, downstairs wc, study/bed 4 and kitchen/Dining/Sitting Room on the ground floor. The First Floor offers the master bedroom which comes with an en suite and newly fitted wardrobes overlooking the rear garden with the first floor living room having been newly decorated facing the front aspect. The Second Floor provides for two further bedrooms, one of which affording the same style fitted wardrobes as the master bedroom and a family bathroom.

One of the highlights of this property is the 50ft rear garden, complete with an extended patio and a convenient storage shed. Parking is provided off street with space for two vehicles.

Built in 2023, this house is relatively new, ensuring modern amenities and a fresh feel throughout. With a total of 1,119 sq ft of living space, there is ample room for all your needs.

Don't miss the opportunity to make this house your home. Whether you're looking for a peaceful retreat or a place to entertain, this property on Blackwater Drive offers the perfect canvas for you to create lasting memories.

Pursuant to the Estate Agency Act 1979 Section 21 we confirm that the owner of this property is an employee of Churchill estates.

