



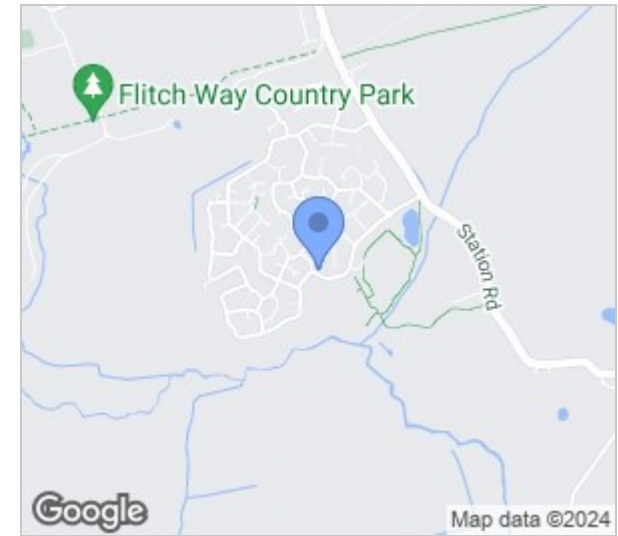
Tanton Road, Dunmow, CM6 3GS  
£350,000

2 bedrooms, 2 bathrooms, 2 sofas, and a utility room.

# Tanton Road, Dunmow, CM6 3GS

An immaculate two bedroom semi detached home benefitting from parking for two cars and a garage. Located in the popular Flich Green development which is only a 5 minute drive to Great Dunmow High Street with a large selection of shops, restaurants, pubs and schools. Internally the house offers a downstairs w/c, stunning kitchen and a lounge that leads through to the conservatory at the rear that includes bi folding doors opening up onto the newly landscaped rear garden. Upstairs comprises two double bedrooms with wardrobes, an en suite to the master bedroom and family bathroom. Tanton Road benefits from a new boiler fitted in 2023 which comes with 10 years warranty.

To the rear is a newly landscaped garden with patio area, rear access through to the two allocated parking spaces and the garage. To the front is a small garden with plenty of visitor parking available. The property has been looked after and upgraded fantastically well by the current owners and offers a great opportunity for a First Time Buyer or someone looking to downsize.



TOTAL FLOOR AREA: 729 sq.ft. (67.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of desks, windows, doors and any other items are approximate and are responsible to them for any error. Dimensions in this document. The plan is for illustrative purposes only and should be used as a guide for your prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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