



LITTLE CANFIELD

**GUIDE PRICE £375,000
FREEHOLD**

** DECEPTIVELY SPACIOUS AND METICULOUSLY PRESENTED HOME - THREE GENEROUS BEDROOMS, GORGEOUS KITCHEN/DINER AND TWO SECURE PARKING BAYS - Guide Price £375,000-£380,000 ** RP&C Estate Agents are thrilled to bring to the market this pretty and beautifully maintained house with three generous size bedrooms including a grand principal bedroom. The property further benefits from a spacious kitchen/diner overlooking the garden along with a modern guest w.c and bathroom suite. Externally there is a low maintenance garden with artificial lawn and two allocated parking spaces to the rear of the property. Side and rear access points.



- Pretty three semi detached house (built 2015)
- Three generous size bedrooms
- Modern spacious Kitchen/diner

This well-presented property features a welcoming entrance hallway leading to a guest WC with tiled flooring. The spacious living room flows into an inner hallway, opening up to a modern kitchen diner at the rear, complete with integrated appliances and overlooking the garden. The first floor boasts three generously sized bedrooms, including a grand principal bedroom, along with a stylish modern bathroom. The home is fully double glazed and benefits from gas central heating. Outside, the low-maintenance garden features an artificial lawn, and two secure allocated parking spaces are conveniently located at the rear.

Primrose House is located on Stortford Road in Little Canfield, Dunmow, Essex, with the postcode CM6 1SR. This area offers a blend of rural charm and convenient transport links, making it popular among commuters. The property is situated near the Lion & Lamb, a local bar and British cuisine restaurant. Additionally, the historic Great Dunmow Maltings, a museum and art gallery, is within the CM6 postcode area. For travelers, Stansted Airport is conveniently located nearby, providing easy access to international destinations and local railway links serving London and other major Cities.

Entrance Hallway

Feature tiled flooring.

Guest w.c

Feature tiled flooring.

Lounge

14'7 x 13'6

Inner Hallway

Modern Kitchen/Diner

16'0 x 11'6

A luxury kitchen with integrated appliances such as a fridge/freezer, dishwasher, gas hob and extractor hood. There is a wall mounted combination boiler.

First floor Landing

Principal Bedroom

16'0 x 11'6

Bedroom Two

11'4 x 8'6

Bedroom Three

7'4 x 7'4



- Hallway & Guest w.c with feature tiled floor
- Beautifully maintained inside and out from new
- Luxury bathroom

Luxury Bathroom

8'1 x 5'7

Rear Garden

Artificially laid to lawn for the ultimate low maintenance experience. Side and rear access. Tap.

Parking

There are two secure and allocated parking spaces immediately to the rear of the house. There is also visitor parking spaces close by.

Agents Note

Due to the Estate Agents Act of 1979, the owner/relative of the owner is an estate agent.



- Attractive garden with artificial lawn • Two secure parking spaces to the rear • 2 miles to Stansted Airport with incredible transport links • We urge interested applicants to view without delay





Additional Information

Local Authority - **Uttlesworth**

Council Tax - **Band D**

Viewings - **By**

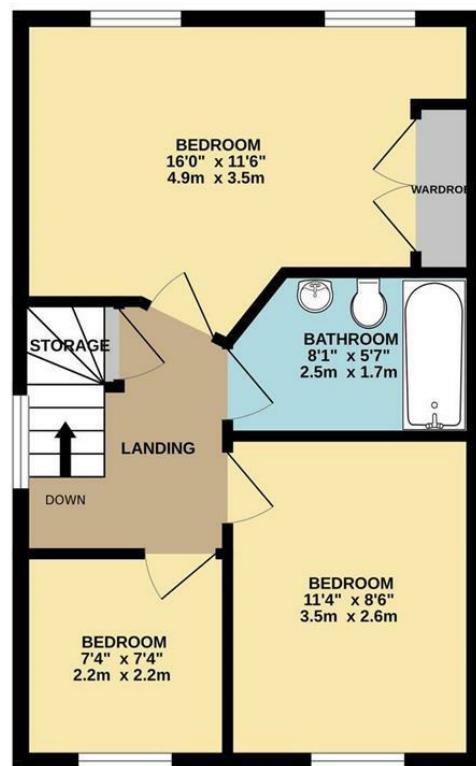
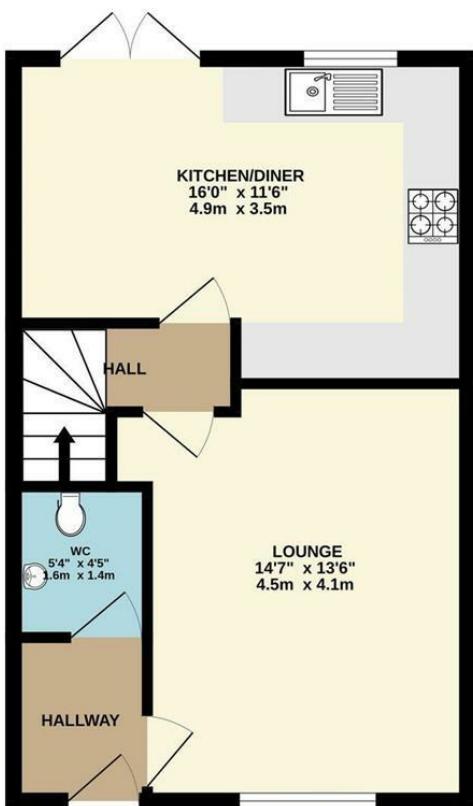
Appointment Only

Floor Area - **850.00 sq ft**

Tenure - **Freehold**

GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.

1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 841 sq.ft. (78.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		82
(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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements

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