



## THE CAUSEWAY, GREAT DUNMOW

GUIDE PRICE – £950,000

- 4 BEDROOM DETACHED HOME
- LARGE LIVING ROOM
- KITCHEN WITH UTILITY AND PANTRY
- DINING ROOM WITH MORNING ROOM
- CONSERVATORY
- GROUND FLOOR BATHROOM
- FIRST FLOOR FAMILY BATHROOM
- AMPLE OFF STREET PARKING
- DETACHED DOUBLE GARAGE
- SCOPE TO IMPROVE AND EXTEND STPP
- ADDITIONAL BUILDING PLOT WITH OUTLINE PLANNING VIA SEPARATE NEGOTIATION

A rare opportunity to purchase a four bedroom detached home superbly located just a 7 minute walk to Great Dunmow's Town Centre yet enjoying views over the recreation ground and Chelmer Valley beyond. The property benefits from ample and flexible accommodation whilst offering a chance to modernise and extend stpp. Sitting within a plot of approximately 0.3 acres the property has ample parking along with a detached double garage. Adjacent to the property is an additional plot that benefits from outline planning permission for an additional single dwelling that is available via separate negotiation.





With timber door opening into:

### **Entrance Hall**

With ceiling lighting, window to side, fitted carpet and door through to:

### **Inner Hallway**

With beautiful parquet flooring, understairs storage cupboard with fuseboard and meter, stairs rising to first floor, wall mounted radiator, ceiling lighting, doors to rooms.

### **Living Room 14'8" x 14'7"**

With feature fireplace, large windows to garden and conservatory, ceiling and wall mounted lighting, ornate cornice, fitted carpet, TV and power points, door through to:

### **Conservatory 21'5" x 8'7"**

With windows on three aspects, poly carbonate roof, wall mounted lighting, power points, tile effect flooring, doors out to entertaining patio.

### **Dinning Room 17'1" x 11'0"**

With two windows to front, ceiling and wall mounted lighting, feature fireplace, wall mounted radiators, parquet flooring, power points, large opening into:

### **Morning Room 11'0" x 8'6"**

With windows and doors leading out onto rear entertaining patio, power points and continuation of the parquet flooring.

### **Kitchen 19'2" x 10'7"**

Comprising an array of base level cupboards and drawers, with beech block worksurface, single bowl single drainer ceramic sink unit with mixer tap, free standing four door oven with six ring hob, extractor fan above, tiled splashback, ceiling lighting, wall mounted chromium radiator, cupboard housing Vaillant boiler, windows to front and side aspects, fitted carpet, power points, door to large walk-in pantry with shelving, lighting and window to side.

### **Utility Room**

With recess, power and plumbing for fridge/freezer and washing machine, further storage cupboards, window to side, timber door to side, ceiling lighting, fitted carpet.

### **Ground Floor Bathroom**

With close coupled WC, wall mounted heated towel rail and mirror, parquet flooring, insert ceiling downlighting, step down into area with bath with mixer tap and shower attachment over, half tiled surround, vanity mounted hand wash basin with mixer tap and tiled splashback, window to rear.

### **First Floor Landing**

With window to side, wall mounted radiator, power points, fitted carpet, doors to rooms.

### **Bedroom 1 - 14'8" x 14'7"**

With an array of wardrobes and storage, two windows to rear overlooking garden and recreation ground beyond, wall mounted lighting, power points, wall mounted radiator, fitted carpet.

### **Bedroom 2 - 15'7" x 11'0"**

With windows on three aspects, built in storage, wall mounted radiator, power points, ceiling lighting, fitted carpet.

### **Bedroom 3 - 11'0" x 8'7"**

With window to front, ceiling lighting, access to loft, wall mounted radiator, power points, storage cupboard, fitted carpet.

### **Bedroom 4 - 11'6" x 7'0"**

With two windows to rear, storage cupboard, wall mounted radiator, ceiling lighting, power points, fitted carpet.

### **Family Bathroom**

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, aqua boarding and glazed shower screen surround, vanity mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, window to rear, ceiling lighting, wall mounted radiator, wood effect laminate flooring.

# OUTSIDE

Driveway parking for numerous vehicles leading to a detached double garage with electric doors. Located behind the garage is a potting shed.

Sitting on a plot of 0.3 acres, the property enjoys a large entertaining patio and wrap round garden laid primarily to lawn.

Adjacent to the property is an additional plot that benefits from outline planning permission for an additional single dwelling that is available via separate negotiation. UTT/23/1764/OP



# DETAILS

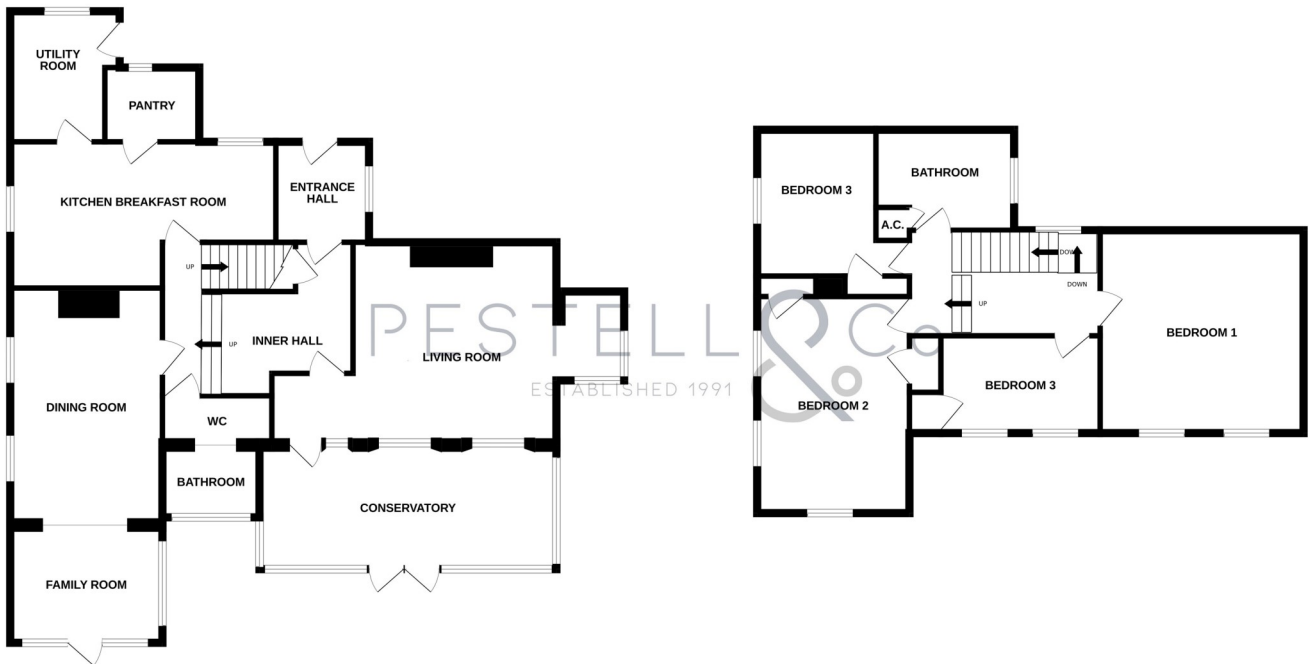
EPC

TO FOLLOW

## FLOOR PLAN

GROUND FLOOR  
1266 sq.ft. (117.6 sq.m.) approx.

1ST FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



TOTAL FLOOR AREA : 2037 sq.ft. (189.3 sq.m.) approx.

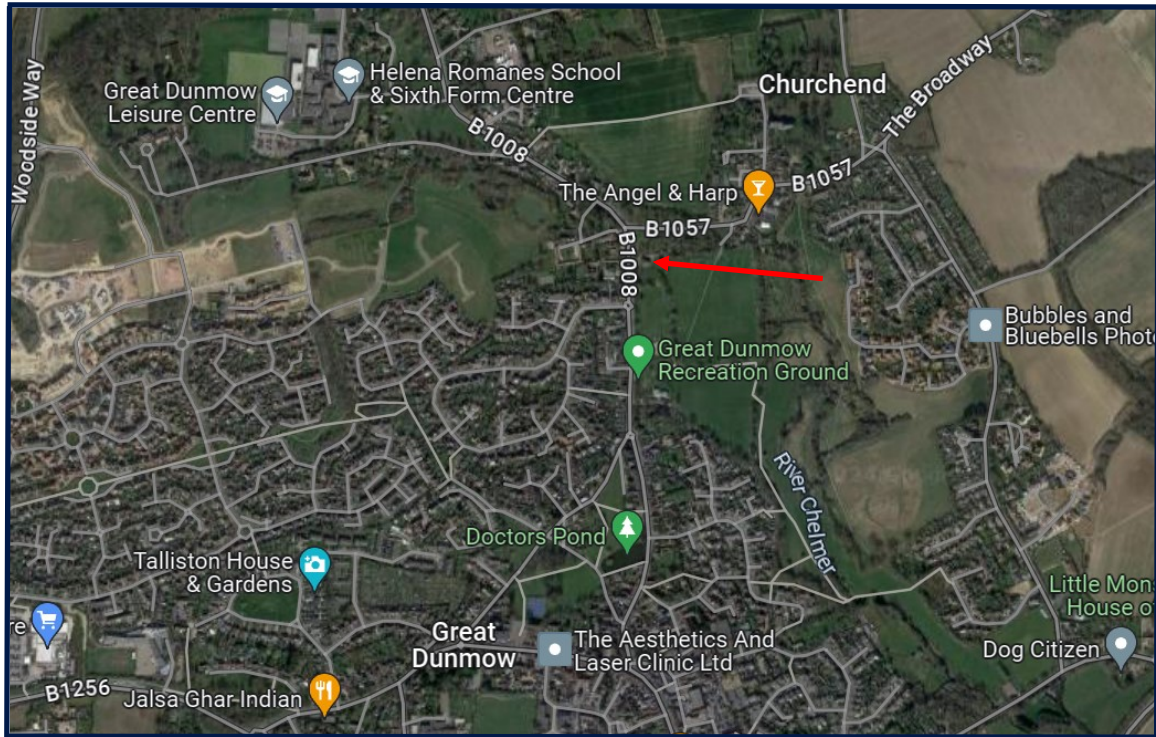
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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# GENERAL REMARKS & STIPULATIONS

Three Ways is well located on the edge of Great Dunmow's Recreation Ground, therefore offering schooling for both Junior and Senior year groups, boutique shopping and recreational facilities all within walking distance. Great Dunmow is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

## DIRECTIONS



## FULL PROPERTY ADDRESS

74 The Causeway, Great Dunmow,  
Essex, CM6 2AA

## COUNCIL TAX BAND

Band E

## SERVICES

Gas fired central heating, mains drainage and  
water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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