



HARRIS GREEN, DUNMOW

GUIDE PRICE – £360,000

- TWO DOUBLE BEDROOM END OF TERRACE HOUSE
- RECENTLY INSTALLED KITCHEN
- LIVING ROOM DINER
- CLOAKROOM
- RECENTLY INSTALLED FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- PRIVATE PARKING FOR TWO VEHICLES
- SUMMER HOUSE WITH POWER
- SHORT WALK TO TOWN CENTRE

A two bedroom end of terrace house in the popular town of Great Dunmow. The property consists of a living room diner, a recently fitted kitchen, a modernised downstairs cloakroom, two double bedrooms and a newly installed family bathroom. Externally the property enjoys a south facing rear garden as well as a summer house which is ideal as a home office or gym and two private parking spaces.





uPVC panel and obscure glazed front door opening in to;

Entrance Hall:

With stairs rising to first floor landing, wall mounted radiator, ceiling lighting, smoke alarm, oak engineered flooring, cupboard housing electric meter and fuse board, understairs storage cupboard, power points and telephone points and doors to rooms.

Kitchen 8'10" x 8'2"

Comprising an array of eye and base level cupboards and drawers with complementary granite worksurfaces and splashbacks, single stainless steel under sunk sink unit with instant boil mixer tap, 5 zone NEFF induction hob with extractor fan above, integrated oven, recess power and plumbing for American style fridge-freezer, integrate slim line dishwasher, integrated washer dryer, wall mounted Vaillant boiler, inset ceiling down lighting, window to front, array of power points, tiled flooring with underfloor heating.

Cloakroom:

Comprising a low-level WC with integrated flush, wall mounted wash hand basin with mixer tap and tiled splashback and storage cupboard beneath, ceiling lighting, extractor fan, wall mounted radiator, continuation of the oak engineered flooring.

Living Room Diner 15'8" x 9'2"

With ceiling lighting, windows and door to rear entertaining patio and garden beyond, two wall mounted radiators, TV, telephone and power points, oak engineered flooring.

First Floor Landing:

With fitted carpet, airing cupboard housing hot water cylinder and slatted shelves, ceiling lighting and smoke alarm, access to loft that is partially boarded with ladder, doors to rooms.

Bedroom 1 - 13'6" x 8'4"

With two windows to front, wall mounted radiator, TV and power points, built-in wardrobe with sliding mirrored doors, further over the stairs storage cupboard, fitted carpet.

Bedroom 2 - 9'11" x 9'1"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points, fitted carpet, built-in wardrobe with double sliding mirrored doors.

Family Bathroom:

Recently installed comprising of a three-piece suite of panel enclosed bath with mixer tap and wall mounted twin head shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, full tiled surround, obscure window to rear, inset ceiling down lighting, extractor fan, chromium heated towel rail, tiled flooring with underfloor heating.

OUTSIDE

Outside

The front of the property is approached by a paved pathway with low maintenance pebble frontage with laurel plants. There is also two allocated private parking spaces with personnel gate leading though to:

South facing Rear Garden

Retained by closed boarded fencing, the garden is separated into three areas of a raised patio that enjoys outside lighting and water and a step down onto the lawn area with planted flower beds and steps leading to a summer house that enjoys power and would be ideal for a home office or a home gym.



DETAILS

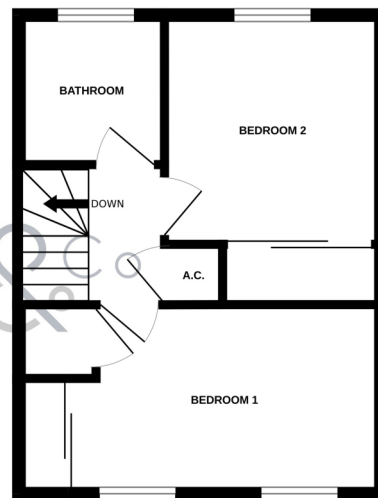
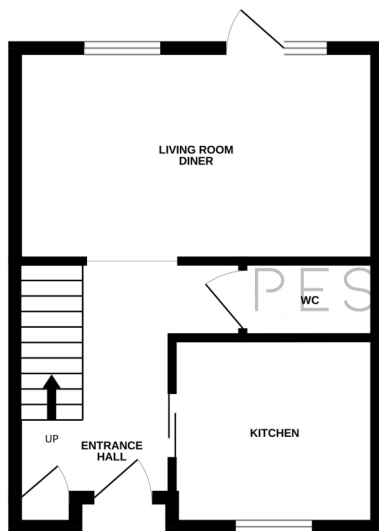
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
318 sq.ft. (29.6 sq.m.) approx.

1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



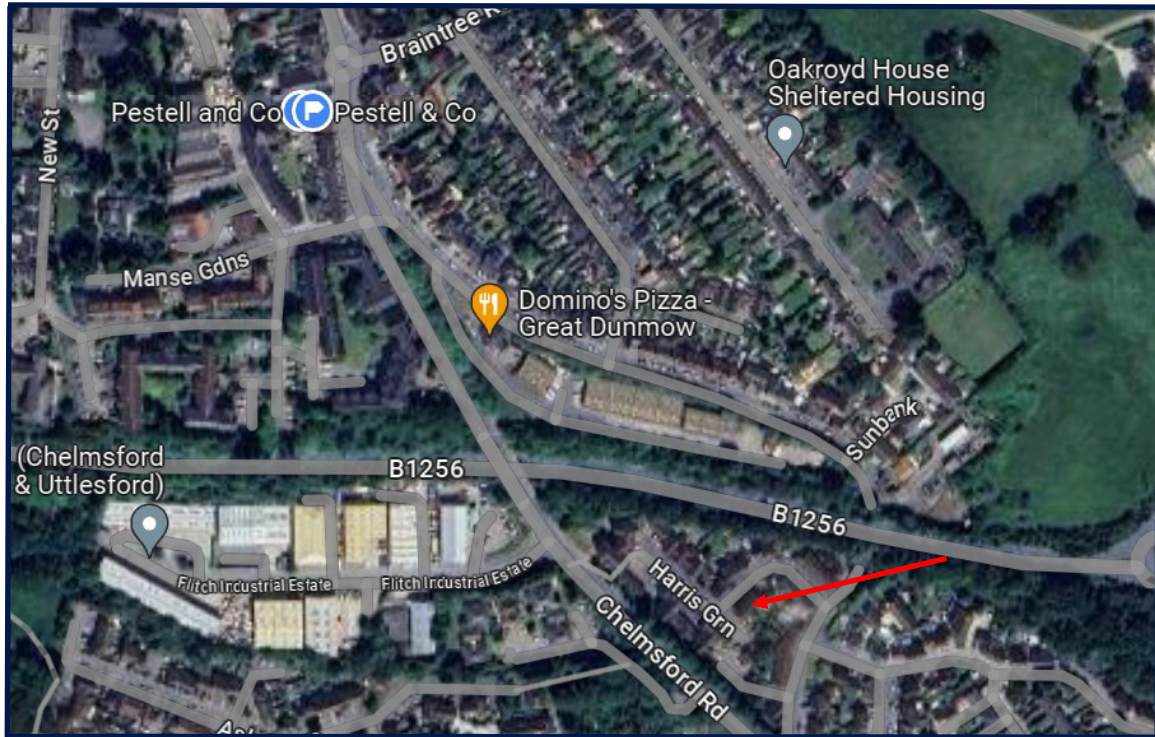
TOTAL FLOOR AREA : 641 sq.ft. (59.6 sq.m.) approx.

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

Harris Green is located only a short walking distance away from Dunmow high street and other local amenities. Being 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, thus giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

5 Harris Green, Dunmow, CM6 1FP

COUNCIL TAX BAND

Band D

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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