



## HEDGEROW GROVE, GREAT DUNMOW

GUIDE PRICE – £625,000

- 3 BEDROOM EXECUTIVE DETACHED
- 3 DOUBLE BEDROOMS ALL WITH AN EN-SUITE
- KITCHEN DINER
- LARGE LIVING ROOM
- UTILITY ROOM
- GROUND FLOOR CLOAKROOM
- LANDSCAPED FRONT & REAR GARDENS
- DETACHED GARAGE WITH HOME OFFICE
- DRIVEWAY PARKING FOR 3 VEHICLES
- OVERLOOKING COMMUNAL WILD MEADOW AND FAMILY PLAY AREA
- WALKING DISTANCE TO OLIVE'S WOOD & HIGH STREET BEYOND

A beautifully positioned, executive detached home with a communal wild meadow outlook. Internally, the property is impeccably presented and offers a living room with a large bay window, a great entertaining kitchen diner with it's connection to the landscaped rear garden whilst the first floor offers three bedrooms all with en-suites and the principle bedroom enjoying a walk-in wardrobe and bay window with views over the wild meadow. Externally, there are well stocked landscaped front and rear gardens, off street parking for three vehicles, detached garage as well as a vaulted garden home office.





With composite panel and obscure glazed front door opening into;

### **Entrance Hall**

With stairs rising to first floor landing, inset ceiling downlighting, smoke alarm, wall mounted radiator, wood effect laminate flooring, power points, storage cupboard and doors to rooms.

### **Cloakroom**

Comprising a close couple WC, wall mounted wash hand basin with mixer tap and tiled splashback, inset ceiling down lighting, extractor fan, wall mounted radiator, feature circular window to front, wood effect laminate flooring.

### **Living Room 17'9" x 11'11"**

Featuring a beautiful leaded bay window overlooking the front garden, communal wild meadow and family play area, stone fireplace with electric display fire, inset ceiling down lighting, wall mounted radiator, tv, telephone and power points, fitted carpet.

### **Kitchen Diner 21'2" x 12'6"**

With the kitchen area comprising an array of eye and base level cupboards and drawers with complimentary sile stone work surfaces and splashbacks, 1  bowl stainless steel under sunk sink unit with worksurface drainer and mixer tap, four ring induction hob with stainless steel Smeg extractor fan over, integrated appliance of oven, combination oven, fridge, freezer and dishwasher, cupboard mounted water softener. Windows and French doors leading out to entertaining decking and garden beyond, wall mounted radiator, tv and power points, large understairs storage cupboard, wood effect laminate flooring, and door to:

### **Utility Room**

With complimentary matching cupboards, sile stone work surface and splashback, under sunk stainless steel sink unit with mixer tap, recess power and plumbing for both washing machine and tumble drier, cupboard housing wall mounted gas boiler, inset ceiling down lighting, extractor fan, wall mounted fuseboard, wall mounted radiator, composite panel and obscure glazed door to driveway, wood effect laminate flooring.

### **First floor landing**

With inset ceiling down lighting, access to loft, smoke alarm, wall mounted radiator, power points, fitted carpet, doors to rooms.

### **Bedroom 1 – 13'6" x 11'11"**

With a feature leaded bay window overlooking the front garden, communal wild meadow and family play area, ceiling lighting, wall mounted radiator, power points, fitted carpet, doors to both dressing room and en-suite.

### **Dressing Room**

With built-in units of hanging, shelving and drawers, inset ceiling down lighting and fitted carpet.

### **En-Suite**

Comprising a four-piece suite of panel enclosed bath with mixer tap, wall mounted wash hand basin with mixer tap, close coupled WC, fully tiled and glazed walk-in shower cubicle with integrated shower, half tiled surround, tiled flooring, chromium heated towel rail, electric shaving point, inset ceiling down lighting, extractor fan, obscure leaded window to front, airing cupboard housing pressurised hot water cylinder and slated shelving.

### **Bedroom 2 – 11'4" x 9'5"**

With window overlooking rear garden, built in triple wardrobe, wall mounted radiator, power points, ceiling lighting, fitted carpet, door to;

### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with tiled splashback and mixer tap, close coupled wc, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring, obscure window to rear.

### **Bedroom 3 – 11'4" x 9'2"**

With window overlooking rear garden, built in wardrobe, wall mounted radiator, power points, ceiling lighting, fitted carpet, door to;

### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with tiled splashback and mixer tap, close coupled wc, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted chromium heated towel rail, tiled flooring, obscure window to side.

# OUTSIDE

## The Front

The front of the property is approached via a block paved driveway supplying off street parking for three vehicles, with pathway leading to storm porch and front door. The front garden is laid primarily to lawn with manicured and well stocked shrub and herbaceous borders, retained by hedging with the addition of feature trees. Access to detached garage and personnel gate to:

## Rear Garden

Approximately 40ft in length and with a westerly facing nature. Laid primarily to lawn and again beautifully landscaped with entertaining decking area with motorized awning over, well stocked raised flower beds, pathway leading to external home office, outside power, lighting and water points can also be found. Retained by close boarded fencing.

## Garage

With electric up and over garage door, and power points.

## External Home Office

With bi-folding doors, wood effect laminate flooring, vaulted ceiling with exposed beams, power points.



# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		<b>93 A</b>
81-91	<b>B</b>	<b>85 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>		

## FLOOR PLAN

GROUND FLOOR  
919 sq.ft. (85.4 sq.m.) approx.

1ST FLOOR  
680 sq.ft. (63.1 sq.m.) approx.



TOTAL FLOOR AREA: 1599 sq.ft. (148.5 sq.m.) approx.

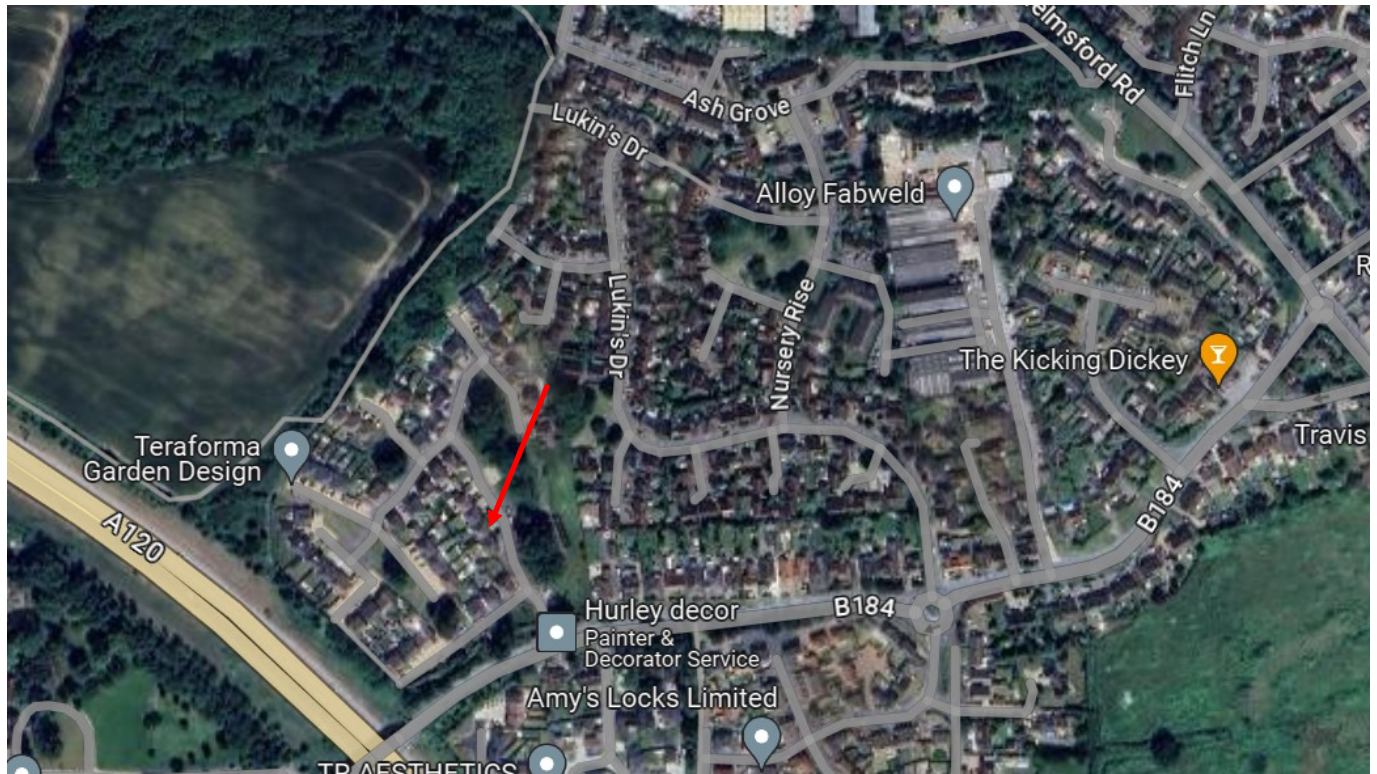
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Excellent location in an extremely popular location within walking distance to Olive's Wood and the high street that offers schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Hedgerow Cottage, 5, Hedgerow Grove, Great Dunmow, Essex, CM6 4AS

## 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.

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