



STATION ROAD, GREAT DUNMOW

GUIDE PRICE - £675,000

- NO ONWARD CHAIN
- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- LARGE LIVING ROOM WITH WOOD BURNER
- KITCHEN DINER
- 3 FURTHER RECEPTION ROOMS
- CLOAKROOM
- PRINCIPLE BEDROOM WITH EN-SUITE
- THREE-PIECE FAMILY BATHROOM
- 75 FOOT REAR ENTERTAINING GARDEN
- AMPLE GATED OFF STREET PARKING
- DOUBLE GARAGE

Offered with NO ONWARD CHAIN this four double bedroom detached family home is located within a short walk of Great Dunmow's town centre. The property comprises of a large living room with fireplace, a kitchen diner, a home office, two further reception rooms and a cloakroom on the ground floor. The first floor offers four double bedrooms, a family bathroom and an en-suite to the principle bedroom. Further bedrooms could be created with the use of a ground floor reception room. Externally the property enjoys ample gated off street parking with access to a double garage with power and lighting, whilst to the rear the garden approaches 75ft in length and is split into three tiered sections including an entertaining block-paved patio.





With timber obscure glazed front door opening into;

Entrance Hall

With window to side, wall mounted radiator, inset ceiling downlighting, wood effect Amtico luxury vinyl flooring, power point, glazed doors to rooms.

Inner Hallway

With stairs rising to first floor landing, window to front, inset ceiling downlighting, wood effect Amtico luxury vinyl flooring, wall mounted radiator, power points, under stairs storage cupboard, doors to rooms.

Cloakroom

Comprising a closed couple WC, wall mounted wash hand basin with mixer tap and tiled splashback, obscure window to rear, ceiling lighting, wall mounted radiator, wood effect Amtico luxury vinyl flooring.

Living Room 20'8" x 11'9"

A dual aspect room with window to front and French doors and side lights out to rear entertaining patio and garden beyond, feature fireplace with stone surround and recently installed wood burner, wall mounted lighting, wall mounted radiators, TV and power points, fitted carpet.

Home Office 9'3" x 6'8"

With window to rear, ceiling lighting, wall mounted radiator, fitted carpet, telephone and power points.

Family Room 10'9" x 10'6"

With window to rear, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Dining Area 10'9" x 9'8"

With glazed stable door to side and further window to side, cupboard housing gas boiler, ceiling lighting, TV and power points, wall mounted radiator, tiled flooring, large archway through to;

Kitchen 15'2" x 10'2"

Comprising an array of eye and base level cupboards and drawers with complimentary rolled work surface and tiled splashback, 1 1/2 bowl single drainer porcelain sink unit with mixer tap, further single bowl single drainer porcelain sink unit with mixer tap, recess power and plumbing for both washing machine and dishwasher, integrated double oven, recess for tall fridge-freezer, ceiling lighting, tiled flooring, wall mounted radiator, two windows to front and door to;

Games Room / Bedroom 5 - 15'2" x 8'11"

Ceiling lighting, wall mounted radiator, fitted carpet, window to rear, could be used as additional bedroom.

First Floor Landing

With ceiling lighting, ornate window to front, airing cupboard with hot water cylinder and slated shelves, wall mounted radiator, power point, fitted carpet, access to loft that is boarded with lighting and ladder, doors to rooms.

Bedroom 1 - 11'10" x 11'8"

With ceiling lighting, window to rear, wall mounted radiator, TV and power points, fitted carpet, door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, closed couple WC, pedestal wash hand basin with twin taps, half-tiled surround, obscure window to rear, electric shaving point, ceiling lighting, wall mounted radiator, wood effect Amtico luxury vinyl flooring.

Bedroom 2 - 15'7" x 8'6"

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 3 - 10'9" x 10'7"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 4 - 9'9" x 8'8"

With window to rear, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Family Bathroom

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, half-tiled surround with glazed bi-folding shower screen, pedestal wash hand basin with twin tap, closed couple WC, ceiling lighting, obscure window to rear, wall mounted radiator, electric shaving point, fitted carpet.

OUTSIDE

The Front

The front of the property is approached via a 5-bar gate and brick wall supplying access to a tarmacadam driveway that supplies off street parking for numerous vehicles, and access to a double garage with up-and-over doors, power lighting and eaves storage. Personnel gate to;

Rear Garden

The rear garden is approximately 75ft in length, split into three terraced areas, with initial entertaining block-paved patio with steps rising to lawn with sleeper flower bed, further step to additional lawn and sun terrace with access to a newly installed sun house to rear. All retained by close boarded fencing with outside lighting and water points, further side paved utility area ideal for storage.



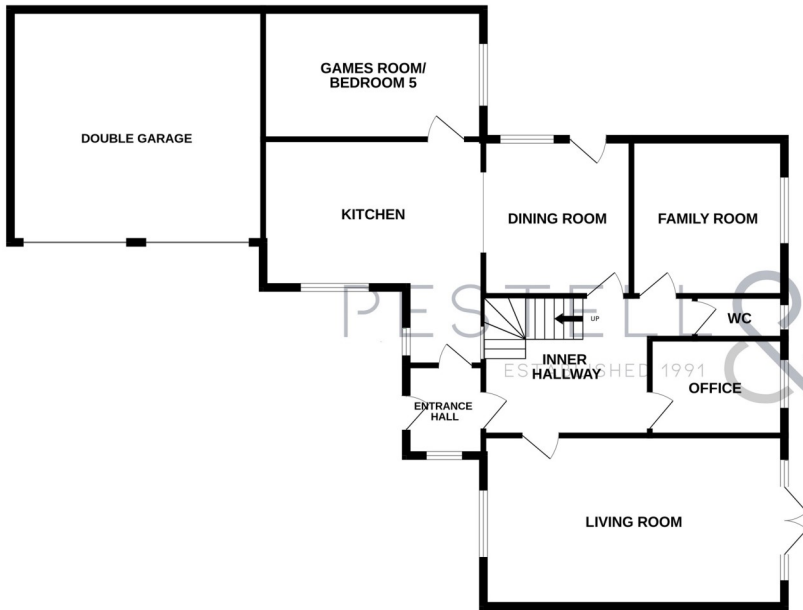
DETAILS

EPC

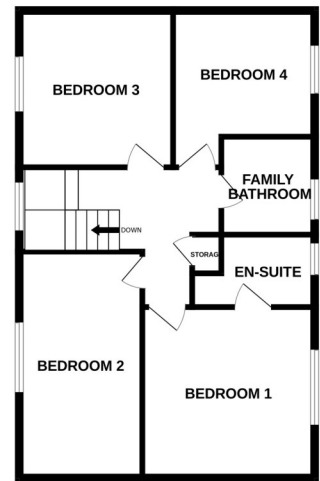
TO FOLLOW

FLOOR PLAN

GROUND FLOOR
1294 sq.ft. (120.2 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1947 sq.ft. (180.9 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

Station Road is located within Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Station Road, 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

35 Station Road, Great Dunmow, Essex CM6 1EJ

COUNCIL TAX BAND

Band F

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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