



THE CAUSEWAY, GREAT DUNMOW

GUIDE PRICE – £335,000

- NO ONWARD CHAIN
- 3 BEDROOM MID-TERRACED HOUSE
- DINING ROOM
- LIVING ROOM
- KITCHEN
- DOWNSTAIRS FAMILY BATHROOM
- 75 FT REAR GARDEN WITH HARDSTANDING FOR SHED
- TERRACED PATIO WITH SUMMER HOUSE
- WALKING DISTANCE TO TOWN CENTRE

We are pleased to offer, with no onward chain, this three bedroom mid-terraced property located within walking distance of the town centre and recreation ground. The ground floor accommodation offers a kitchen, dining room with access to rear garden, living room with feature bay window to front and stairs to first floor, there is also a ground floor bathroom. The first floor offers three double bedrooms and access to a loft that has the potential of conversion stpp. The rear garden is split into a hardstanding utility area with shed base and steps up to lawn and patio with summerhouse.





With obscure glazed uPVC entrance door opening into;

Entrance Hall

With wall mounted radiator, ceiling lighting, power points, tiled flooring, alcove for shoe and coat storage, door and opening to rooms.

Ground Floor Family Bathroom

Comprising a three piece suite of panel enclosed bath with twin taps, integrated shower over, full tiled surround with glazed shower screen, pedestal wash hand basin with twin taps, close coupled WC, wall mounted chromium heated towel rail, ceiling lighting, extractor fan, obscure window to side, tiled flooring.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect worksurface, mosaic tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring gas hob with stainless steel extractor fan above and oven under, recess and power for fridge-freezer, recess power and plumbing for washing machine, wall mounted combination boiler, window to side, ceiling lighting, array of power points, tiled flooring, opening through to;

Dining Room 12'1" x 8'11"

With further glazed door to rear garden, wall mounted lighting, wall mounted radiator, ornate leaded window, TV and power points, tile effect linoleum flooring, understairs storage cupboard, opening through to;

Living Room 13'10" into bay x 12'1"

With feature bay window and further window to front, stone surround and brick hearth gas fireplace, wall mounted lighting, cupboard housing fuseboard, TV and power points, wall mounted radiator, fitted carpet, stairs rising to first floor landing.

First Floor Landing

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

Bedroom 1 – 14'1" x 11'8"

With window to front, storage cupboard, power points, wall mounted radiator, fitted carpet.

Bedroom 2 – 10'4" x 8'10"

With window overlooking rear garden, wall mounted radiator, ceiling lighting, fitted carpet, storage cupboard with further access to loft.

Bedroom 3 – 9'11" x 7'10"

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

OUTSIDE

The Front

The front of the property is approached via a metal railing and brick wall edged paved frontage with shared archway pathway leading through to;

Rear Garden

Split into an initial hard-standing utility area with steps rising up to lawn, patio and summerhouse to rear, all retained by close boarded fencing, outside lighting and water points can also be found.



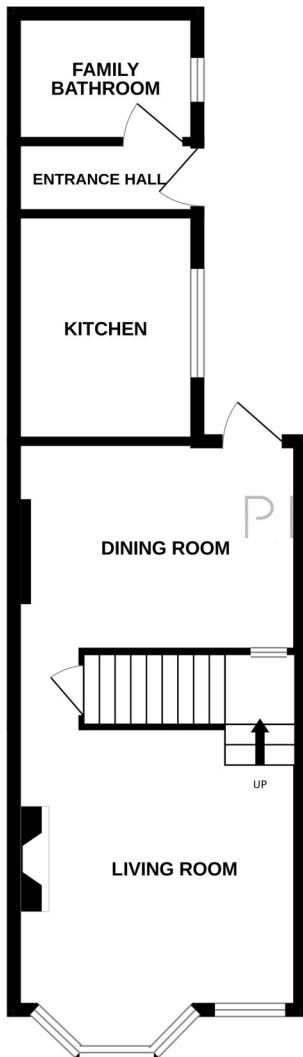
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

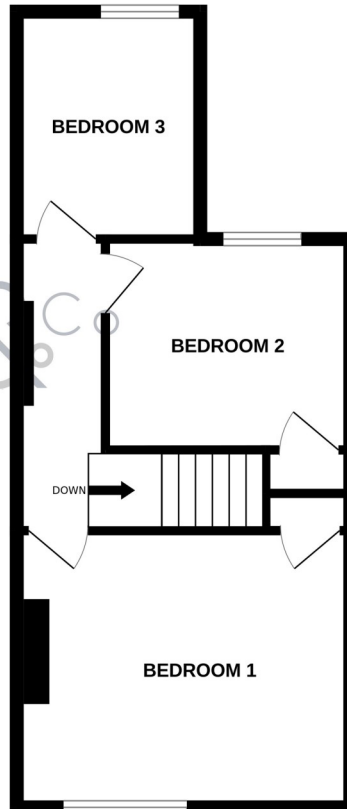
GROUND FLOOR
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.7 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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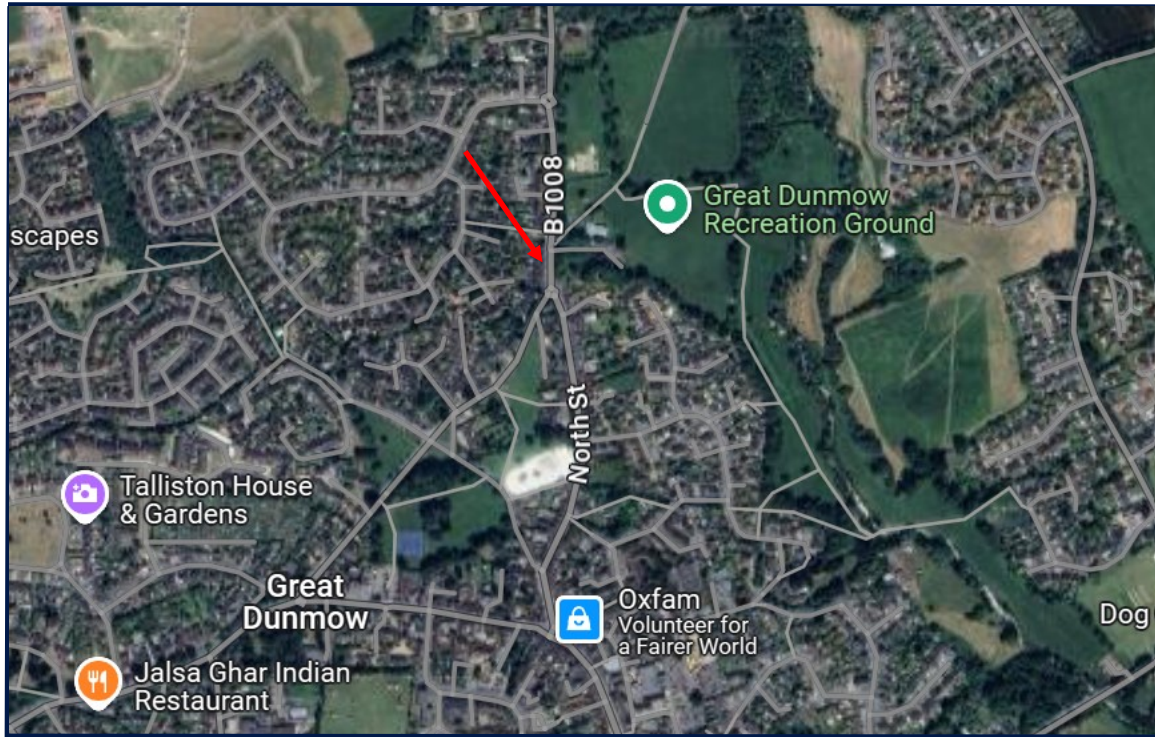
1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



GENERAL REMARKS & STIPULATIONS

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

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

COUNCIL TAX BAND

Band TBC

SERVICES

Gas fired central heating, mains electric, drainage and water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 30/01/2025. 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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Are you a developer looking for an agent to market or value your site?