



CASTLEDEN WAY, GODFREY WAY, GREAT DUNMOW

GUIDE PRICE – £535,000

- NO ONWARD CHAIN
- 4 BEDROOM DETACHED HOUSE
- LARGE LIVING ROOM
- SEPARATE DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- APPROXIMATELY 35FT REAR GARDEN
- GARAGE & OFF-STREET PARKING
- ELECTRIC CHARGING POINT
- SHORT WALKING DISTANCE TO TOWN CENTER AND FACILITIES

We are delighted to offer the chance to purchase this four bedroom detached property in the very desirable location of Castleden Way situated just off Godfrey Way. This property is very well located within short walking distance to Great Dunmow's Town Center ,secondary school, primary schools, the local recreational ground & Sports Center along with Great Dunmows ample cafes' ,bars, restaurants and public houses. The property comprises four bedrooms, en-suite shower room to the Master Bedroom, family bathroom, 2 reception rooms, kitchen and separate utility. The property also benefits from a garden, garage and off street parking.





With panel and obscure glazed front door with obscure side light opening onto:

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted radiator, fitted alarm, power and telephone points, fitted carpet and doors to rooms:

Cloakroom

Comprising a close coupled W.C., pedestal wash hand basin with twin tap and tiled splash back, obscure window to front, wall mounted fuse board, wall mounted radiator, ceiling lighting fitted carpet.

Living Room 20'9" x 11'7"

With feature gas fire place with stone surround and hearth, French doors and side lights to rear patio and garden, wall mounted radiators, ceiling lighting, fitted carpet, an array of power points, telephone and TV point.

Dining Room 13'4" x 12'0"

With bay window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet and door through to:

Kitchen

Comprising an array of eye and base level cupboards and drawers, with complimentary rolled work surface and tiled splash back, a 1□ bowl single drainer stainless steel sink unit with mixer tap, integrated double oven, four ring gas Neff hob with extractor fan above, integrated dishwasher, integrated fridge freezer, ceiling lighting, tiled flooring, smoke alarm, wall mounted radiator, window overlooking rear garden, power and TV points, door through to:

Utility Room

With base level work station with rolled work surface and tiled splash back, single bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for washing machine, cupboard housing Potterton boiler, window and door to rear garden, ceiling lighting, extractor fan, wall mounted radiator, tiled flooring.

First Floor Landing

With access to loft, ceiling lighting, smoke alarm, window overlooking rear garden, fitted carpet, wall mounted radiator, power point, airing cupboard housing hot water cylinder and slatted shelves and doors to rooms:

Master Bedroom - 14'9" x 11'8"

With window to front, built-in triple wardrobe, ceiling lighting, TV, telephone and power points, fitted carpet, door through to:

En-suite

Comprising a glazed shower cubicle, close coupled W.C., pedestal wash hand basin with twin tap, full tiled surround, chromium heated towel rail, obscure window to rear, inset ceiling down lighting, extractor fan, tiled flooring.

Bedroom 2 - 11'2" x 8'9"

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

Bedroom 3 - 10'1" x 6'3"

With window to rear, ceiling lighting, fitted carpet and power points.

Bedroom 4 - 8'3" max x 7'7" max

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

Family Bathroom

Comprising panel enclosed bath with mixer tap and shower attachment over and tiled surround, close coupled W.C. pedestal wash hand basin with mixer tap, obscure window to rear, half tiled surround, tiled flooring, wall mounted radiator, ceiling lighting and extractor fan.

OUTSIDE

Outside

The front is approached via a Tarmacadam driveway supplying parking for one vehicle with access to garage with electric door, an electric charging point, blocked paved patio, pathway and step leading to front door and personnel gate to rear garden.

Rear Garden

Laid primarily to lawn very private in nature, patio area ideal for entertaining, all retained by close boarded fencing.



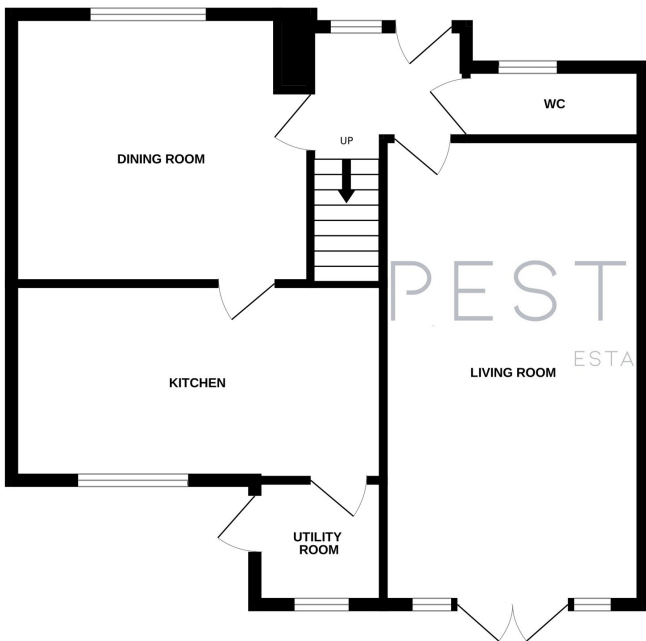
DETAILS

EPC

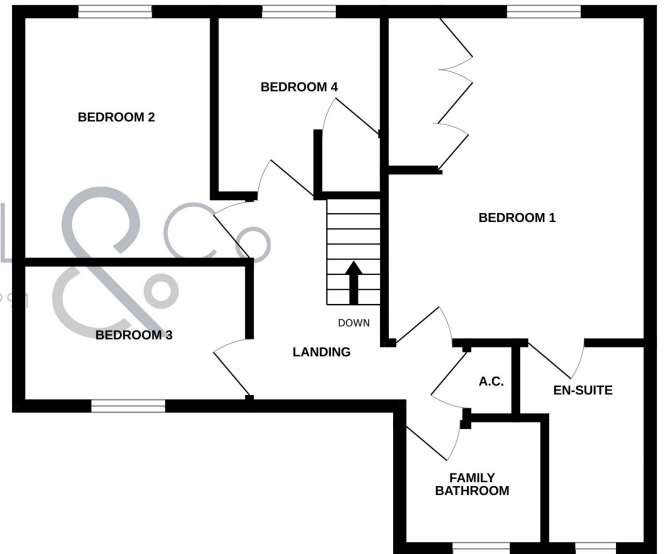
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
654 sq.ft. (60.8 sq.m.) approx.



1ST FLOOR
566 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA : 1220 sq.ft. (113.3 sq.m.) approx.

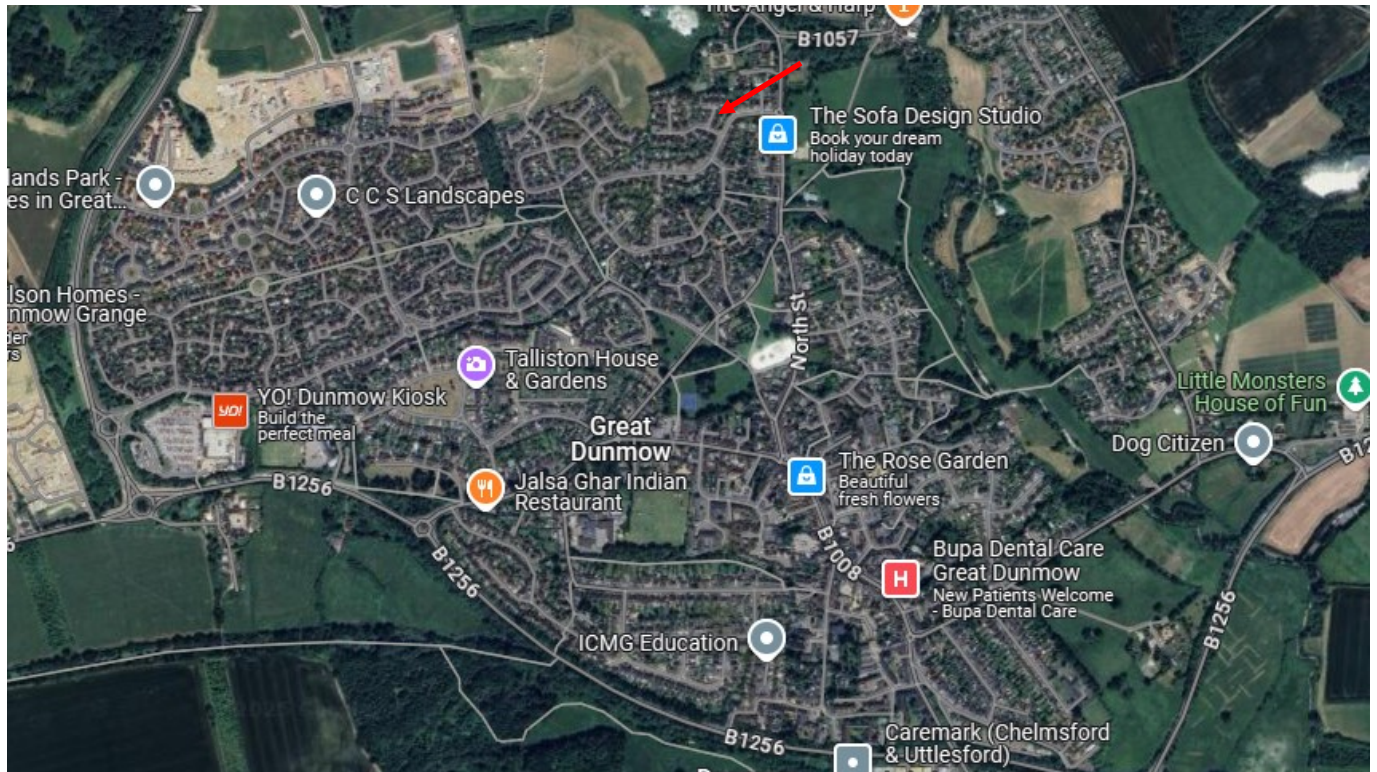
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2025

GENERAL REMARKS & STIPULATIONS

Castleden Way, situated off Godfrey Way, is perfectly located within close proximity to the local Great Dunmow secondary school, the local primary school, the Great Dunmow Recreational Ground and shopping facilities. Great Dunmow offers access to A120 giving further access to M11/M25 and of course London Stansted International Airport with direct mainline railway link to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

9 Castleden Way, Great Dunmow, Essex,
CM6 2GB

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: We believe the information supplied in this brochure is accurate as of the date 19/02/2025. 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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?