



THE AVENUE, GREAT DUNMOW

GUIDE PRICE – £350,000

- 2 BEDROOM MID-TERRACED HOUSE
- LARGE LIVING ROOM DINER
- KITCHEN
- LARGE UNDERSTAIRS STORAGE CUPBOARD
- 2 BEDROOMS
- THREE PIECE FAMILY BATHROOM
- UPVC GEORGIAN BAR WINDOWS THROUGHOUT
- 65FT SOUTH-FACING REAR GARDEN
- ON-STREET PARKING
- WALKING DISTANCE TO AMENITIES

We are delighted to present the opportunity to purchase this well presented 2 bedroom end of terrace family home situated in a quiet residential road. The ground floor accommodation comprises of a kitchen and a spacious open plan living dining room with large understairs storage cupboard. First floor accommodation comprising a large principle bedroom, one further bedroom and a three piece family bathroom. To the front, there is a block-paved frontage with mature rose flower bedding. The beautifully landscaped 65ft south-facing rear garden is split into entertaining patio, lawn and utility area. Conveniently located with easy access to the amenities of Great Dunmow town centre, with on-street parking.





With covered storm porch leading to obscure glazed and panelled timber front door, with obscure glazed window to side, opening into:

Entrance Hall

With stairs rising to first floor landing with understairs storage cupboard, wall mounted radiator, ceiling lighting, power points, fuseboard, fitted carpet, doors to rooms.

Open Plan Living Room Diner 24'4" max x 16'2" max

Laid out in an L-shaped formation with uPVC sliding sash windows to front, further Georgian bar uPVC French doors to rear south-facing garden, wall mounted radiators, wall mounted lighting, array of telephone and power points, fireplace with stone hearth, fitted carpet, door through to:

Kitchen

Comprising an array of eye and base level cupboards and drawers with rolled worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, recess for free-standing oven, recess and plumbing for washing machine, recess and power for fridge-freezer, windows to both side and rear aspects overlooking rear garden, ceiling lighting, array of power points, wall mounted radiator, door to patio and wood effect linoleum flooring.

First Floor Landing

With power points, fitted carpet, ceiling lighting, smoke alarm, access to loft, doors to rooms.

Bedroom 1 – 16'2" max x 11'11"

With two sliding sash uPVC windows to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 2 – 12'0" x 7'7"

With uPVC window to rear, ceiling lighting, wall mounted radiator, power point, fitted carpet

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap, integrated shower with tiled surround and glazed shower screen, pedestal wash hand basin with twin tap, close coupled WC, partially tiled surround, obscure window to rear, ceiling lighting, wall mounted radiator, linoleum flooring, airing cupboard housing a recently installed gas boiler with hot water cylinder and slatted shelves.

OUTSIDE

The Front

The property is approached via a block-paved frontage with wrought iron gate and fencing, mature rose flower bedding, on-street parking, conveniently located with easy access to the amenities of Great Dunmow town centre.

South-Facing Rear Garden

Approximately 65ft in length, split into entertaining patio, lawn and utility area to rear, with close boarded fencing and hedging to the perimeter, timber shed to rear, shrub and herbaceous flower beds, outside water point can also be found, personnel gate and right of way to side.



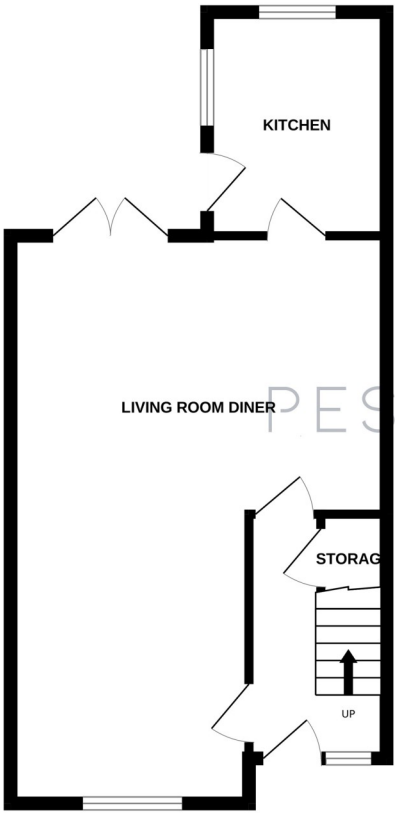
DETAILS

EPC

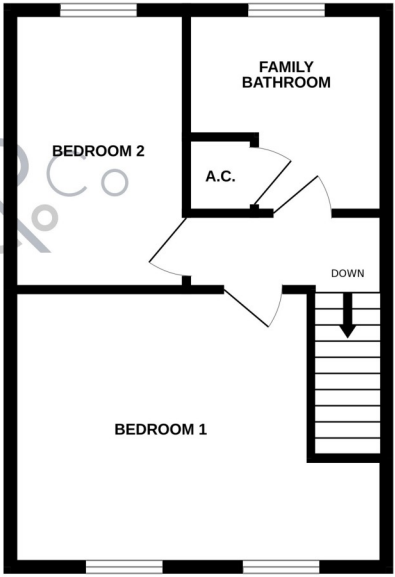
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.

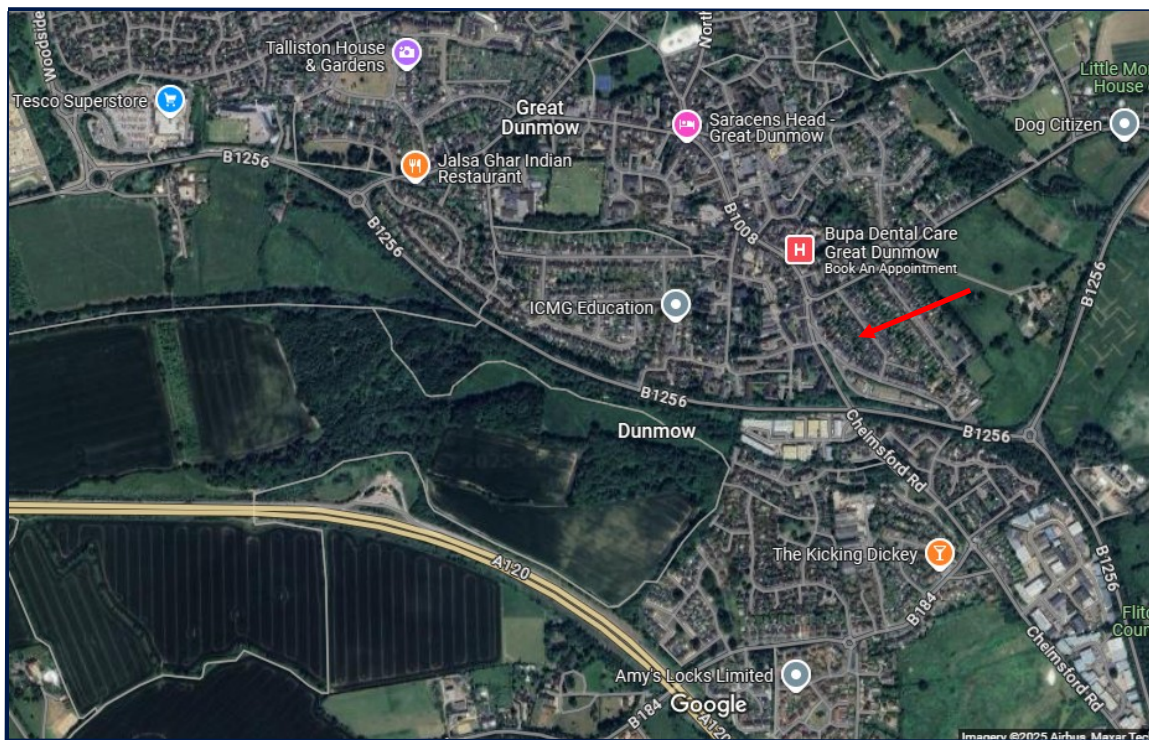


TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

The Avenue is located within Great 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

18 The Avenue, Great Dunmow, Essex, CM6 1BQ

COUNCIL TAX BAND

Band C

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 15/07/2025. 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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