



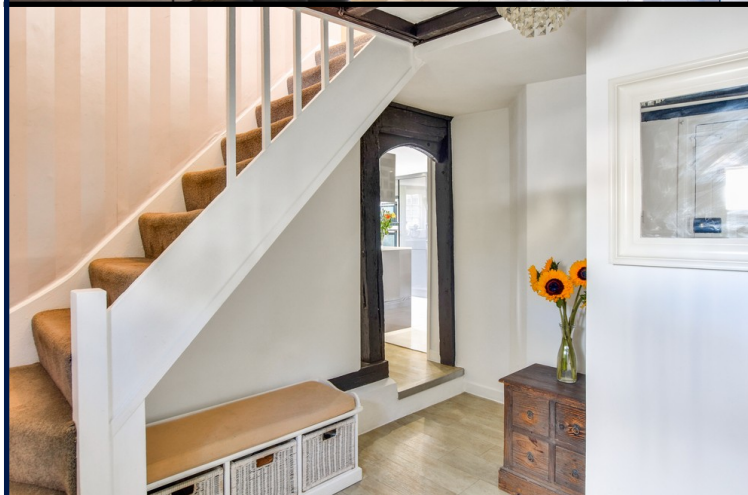
## CHURCH STREET, GREAT DUNMOW

GUIDE PRICE – £450,000

- 3 BEDROOM MID-TERRACED HOUSE
- LARGE LIVING ROOM WITH BEAUTIFUL BRICK FIREPLACE
- KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- TIMBER DOOR TO REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- BUILT-IN STORAGE TO ALL BEDROOMS
- 75FT REAR GARDEN SPLIT INTO A VARIETY OF SECTIONS
- ENTERTAINING TERRACE, LAWN AND ARTIFICIAL LAWN TO REAR
- 400 SQ FT ANNEX TO REAR GARDEN
- RESIDENTS PARKING AVAILABLE TO SIDE



We are delighted to offer this lovely 3 bedroom mid-terraced house, located within Great Dunmow. The ground floor comprises of a large living room with feature brick fireplace, kitchen breakfast room with integrated appliances and door to rear garden, and a cloakroom. The first floor offers 3 bedrooms, with built-in storage to all bedrooms, as well as a three piece family bathroom. Externally, the property enjoys a low-maintenance shingle to front with beautiful feature rose, a 75ft rear garden split into a variety of sections, and an annex. The annex enjoys a vaulted living area, kitchenette, potential shower room and a mezzanine. There is residents parking available to the side of the properties.









With timber panel and glazed front door opening into:

### Entrance Hall

With stairs rising to first floor landing, ceiling lighting, exposed timbers to ceiling, wall mounted radiator, wood effect luxury vinyl flooring, power points, telephone point, doorways and archways to rooms.

### Living Room 18'9" x 14'3"

With Georgian bar windows to both front and rear aspects, exposed timbers to ceiling, a beautiful brick feature fireplace with ornate timber surround, wall mounted radiators, TV and power points, fitted carpet, door through to:

### Cloakroom

Comprising a close coupled WC, vanity mounted wash hand basin with storage beneath and mixer tap above, Georgian bar window to rear, inset ceiling downlighting, tiled flooring, cupboard housing wall mounted boiler.

### Kitchen Breakfast Room 14'1" x 9'11"

With contemporary eye and base level cupboards and drawers with complimentary quartz worksurface and splashback, further glazed splashback, single bowl stainless steel under sunk sink unit with Quooker instant hot water mixer tap over, 4-ring induction electric hob with extractor fan above, integrated oven, integrated combination oven, integrated fridge-freezer, integrated dishwasher, inset ceiling downlighting, counter display lighting, tiled flooring, wall mounted radiator, Georgian bar window to rear and further timber door to rear.

### First Floor Landing

With access to loft, window to front, wall mounted radiator, linen cupboard with slatted shelves, fitted carpet, wall mounted fuseboard, ceiling lighting, doors to rooms.

### Bedroom 1 – 12'0" x 10'5"

With Georgian bar windows overlooking the rear garden, exposed timbers to ceiling and walls, access to loft with boarding and lighting, wall mounted radiator, additional storage cupboard, power points, fitted carpet.

### Bedroom 2 – 12'0" x 9'1"

With Georgian bar window to rear, wall mounted radiator, TV and power points, fitted carpet, storage cupboard.

### Bedroom 3 – 9'2" x 8'6"

With Georgian bar window looking towards the Church Street scene, wall mounted radiator, TV and power points, storage cupboard, fitted carpet.

### Family Bathroom

Comprising a panel enclosed bath with mixer tap and integrated shower over, full-tiled surround with glazed screen, close coupled WC, vanity mounted wash hand basin with storage under and mixer tap above, full-tiled surround, obscure window to rear, inset ceiling downlighting, wall mounted radiator, tiled flooring.





# OUTSIDE

## The Front

The front of the property is approached via a picket fence and gate leading to pathway to front door, laid to low-maintenance shingle with beautiful feature rose.

## Rear Garden

Approximately 75ft in length, with gate to side supplying external access, outside water point and power point can also be found, garden is split into a variety of sections with entertaining terrace with pathway leading past the lawn to additional terrace and artificial lawn to rear ideal for a kids play area, all retained by close boarded fencing. Within the garden, there is:

## Annex

The annex is split into ground floor accommodation of:

### Kitchenette

With wood effect worksurface and storage, recess and power for tumble dryer, obscure window to garden, large storage cupboard, ceiling lighting, tiled splashbacks, power point, tiled flooring. There is potential for there to be a shower room with ceiling lighting, extractor fan, obscure window to front, power points, tiled flooring and water points, further storage cupboard also. Opening into:

### Vaulted Living Area 14'7" x 9'5"

With windows to both side and rear aspects, solid oak flooring, TV and power points, ceiling lighting, stairs up to:

### Mezzanine 10'9" x 14'7"

With power points and lighting.



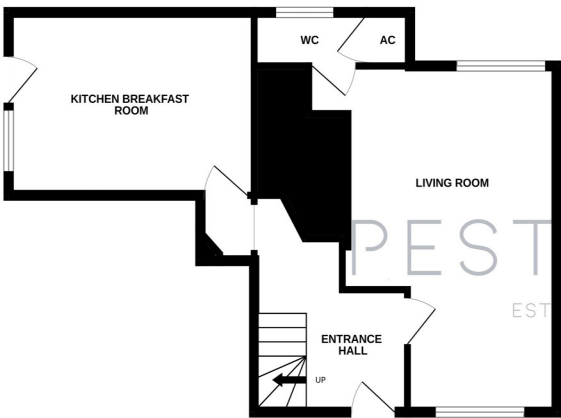
# DETAILS

## EPC

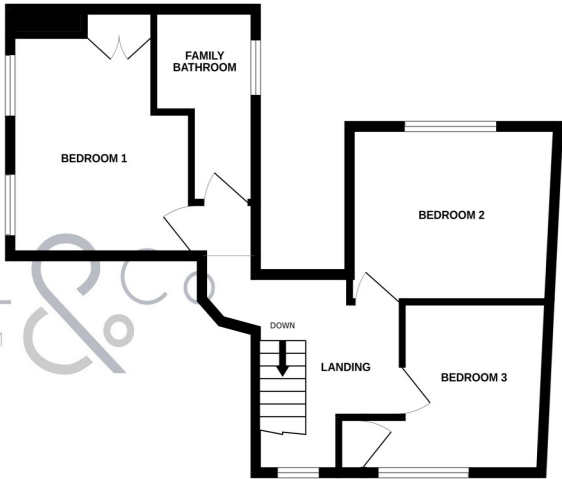
TO FOLLOW...

## FLOOR PLAN

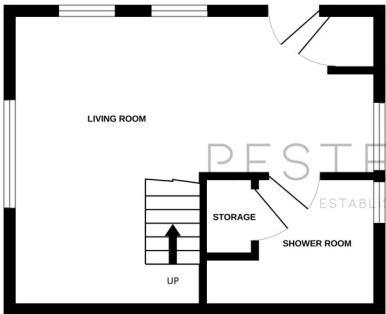
GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



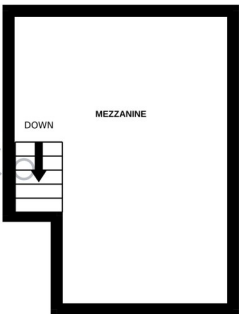
1ST FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



GROUND FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



1ST FLOOR  
149 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA : 937 sq.ft. (87.1 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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TOTAL FLOOR AREA : 413 sq.ft. (38.4 sq.m.) approx.

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# GENERAL REMARKS & STIPULATIONS

Church Street is located within Great Dunmow, which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. The Angel & Harp pub is within short walking distance, which is an ideal place for evenings out. Church Street, 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

4 Church Street, Great Dunmow, Essex, CM6 2AD

## COUNCIL TAX BAND

Band D

## 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 23/09/25. 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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