



## CHURCH GARDENS, GREAT DUNMOW

GUIDE PRICE – £365,000

- NO ONWARD CHAIN
- 2/3 BEDROOM MID-TERRACED BUNGALOW FOR SALE
- KITCHEN WITH ACCESS TO REAR GARDEN
- BUILT-IN STORAGE CUPBOARDS TO PRINCIPAL BEDROOM
- WALK-IN SHOWER ROOM
- LARGE STORAGE CUPBOARD
- FIRST COME PARKING AVAILABLE
- REAR GARDEN SPLIT INTO A VARIETY OF SECTIONS
- FIELD VIEWS TO REAR



We are delighted to offer this 2/3 bedroom mid-terraced bungalow, located within Dunmow. The property comprises of a large living room, kitchen with access to rear garden, dining room/bedroom 3, large storage cupboard, 2 bedrooms (with built-in storage cupboards to principal bedroom) and a walk-in shower room. The front of the property is beautifully nestled in the corner of a group of bungalows with first-come parking, and the rear garden is split into a variety of sections with lovely field views also.









With uPVC panel and glazed front door opening into:

### **Entrance Hall**

With wall mounted radiator, power points, fitted carpet, ceiling lighting, access to loft, wall mounted fuseboard, storage cupboard and further walk-in large storage cupboard with lighting, doors to rooms.

### **Reception 1 – 14'6" x 11'7"**

With two windows overlooking rear garden and field views beyond, ceiling and wall mounted lighting, wall mounted radiators, TV and power points, fitted carpet, door to:

### **Reception 2/Bedroom 3 – 13'0" x 11'1"**

With ceiling lighting, window overlooking rear garden and field views beyond, wall mounted radiators, power points, fitted carpet.

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary rolled worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, window overlooking garden above, 4-ring gas hob with extractor fan above, built-in double oven, recess power and plumbing for washing machine, ceiling lighting, wall mounted boiler, wall mounted radiator, power points, fitted carpet, serving hatch to reception 1 and panel and glazed uPVC door out to rear garden.

### **Bedroom 1 – 14'7" x 9'5"**

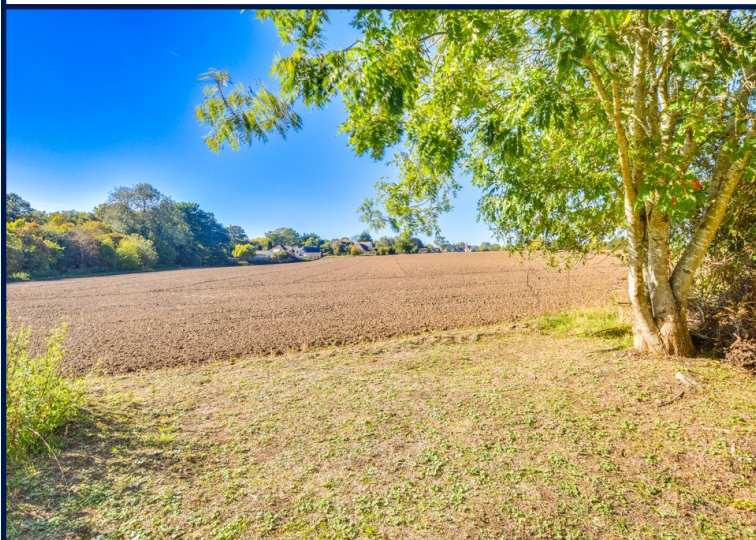
With window to side, ceiling lighting, wall mounted radiator, array of power points, built-in storage cupboards, fitted carpet, airing cupboard housing hot water cylinder and slatted shelves.

### **Bedroom 2 – 10'8" x 7'9"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points, linoleum tiled flooring.

### **Walk-In Shower Room**

Comprising a fully glazed and tiled walk-in shower cubicle with integrated shower and fold-away seat, vanity mounted wash hand basin with mixer tap, mirror over, close coupled WC, wall mounted chromium heated towel rail, obscure window to front, inset ceiling downlighting, wall mounted electric heater, linoleum flooring.





# OUTSIDE

## The Front

The front of the property is beautifully nestled in the corner of a group of bungalows with first-come parking, pathway leading to a covered front door with outside electric point.

## Rear Garden

Split into lawn, pathways, raised well-stocked beds, pond, greenhouse, hard standing with timber shed, there is gated access to both sides via covenant, outside lighting and water point with an open field view to rear.





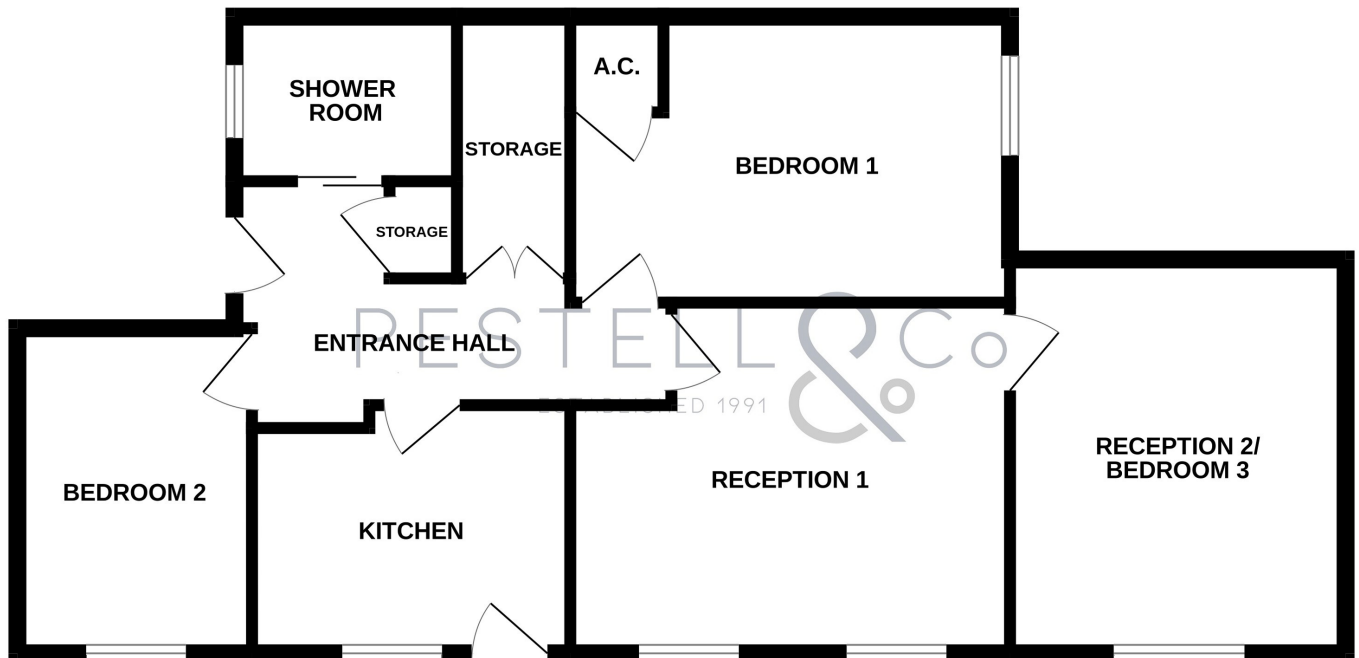
# DETAILS

EPC

TO FOLLOW...

## FLOOR PLAN

GROUND FLOOR  
756 sq.ft. (70.2 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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.  
Made with Metropix ©2025

# GENERAL REMARKS & STIPULATIONS

Church Gardens 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 Gardens, 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

9 Church Gardens, Great Dunmow, Essex, CM6 2AX

## COUNCIL TAX BAND

Band B

## 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 06/10/2025. 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?

Want to change agent and get your property sold?

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

Interested in Land acquisition?

Do you have a commercial property to sell or let?

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