



GODFREY WAY, GREAT DUNMOW

PRICE – £1,200 PCM

- 2 BEDROOM FIRST FLOOR MAISONETTE TO LET
- NEXT AVAILABLE 24/11/2025
- UNFURNISHED
- DEPOSIT OF £1,384
- LIVING ROOM DINER
- WASHING MACHINE & FRIDGE LEFT AS GOOD WILL
- BUILT-IN OPEN DISPLAY WARDROBE TO PRINCIPAL BEDROOM
- OFF-STREET PARKING AND GARAGE
- GARDEN WITH PATIO AND LAWN

We are delighted to offer this 2 bedroom first floor maisonette to let, located within Great Dunmow. The property enjoys a large living room diner, kitchen (with washing machine and fridge left as good will), built-in open display wardrobe to principal bedroom, a secondary bedroom and a family bathroom. There is off-street parking and access to garage, as well as a garden laid to lawn and patio.





With panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing and accommodation, ceiling lighting, window to rear, mounted electric storage heater, wall mounted fuseboard.

First Floor Landing

With access to loft, ceiling lighting, airing cupboard, power point, fitted carpet, doors to rooms.

Living Room Diner 16'9" x 10'2"

With two windows overlooking rear garden, ceiling and wall mounted lighting, TV and power points, wall mounted storage heater, fitted carpet.

Kitchen

Comprising an array of eye and base level cupboards and drawers with stone effect rolled worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, free-standing electric oven, recess power and plumbing for washing machine, recess and power for fridge-freezer, window to front, ceiling lighting, power points, tile effect linoleum flooring.

Bedroom 1 – 10'8" x 7'11"

With window to rear, ceiling lighting, fitted carpet, power point, wall mounted electric heater, built-in open display wardrobe with hanging rail and shelving, fitted carpet.

Bedroom 2 – 10'11" x 9'0"

With window to front, ceiling lighting, fitted carpet, power point.

Family Bathroom

With panel enclosed bath with twin tap, wall mounted shower, close coupled WC, pedestal wash hand basin with twin tap, obscure window to front, ceiling lighting, wall mounted heater, chromium heated towel rail, linoleum flooring.

OUTSIDE

The Front

The front of the property is approached via a tarmacadam parking court, with off-street parking and access to en bloc garage, pathway to front door.

Garden

To the rear of the property, there is access to garden with patio and lawn.



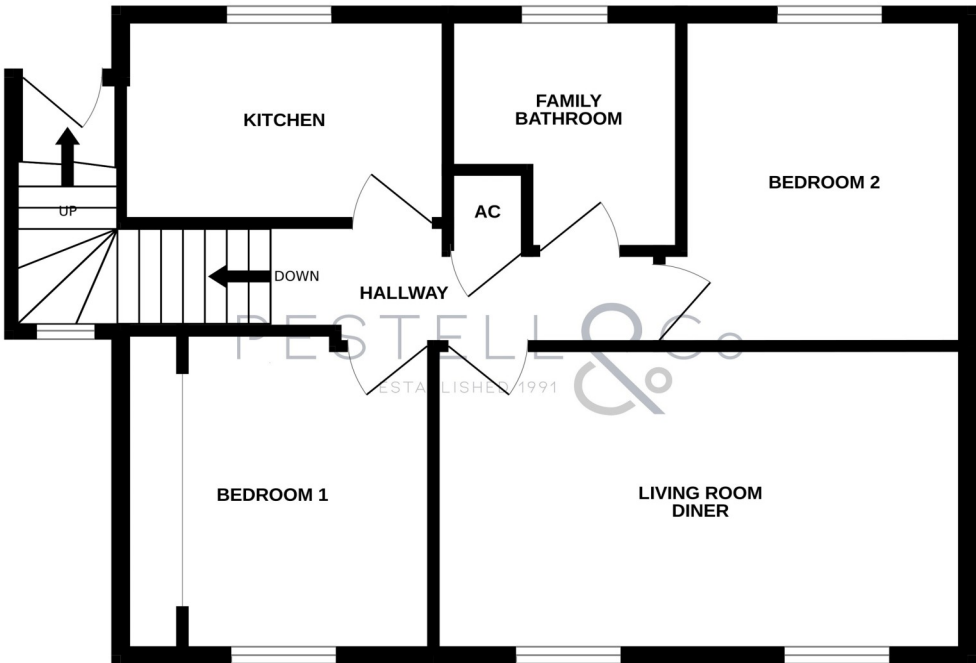
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

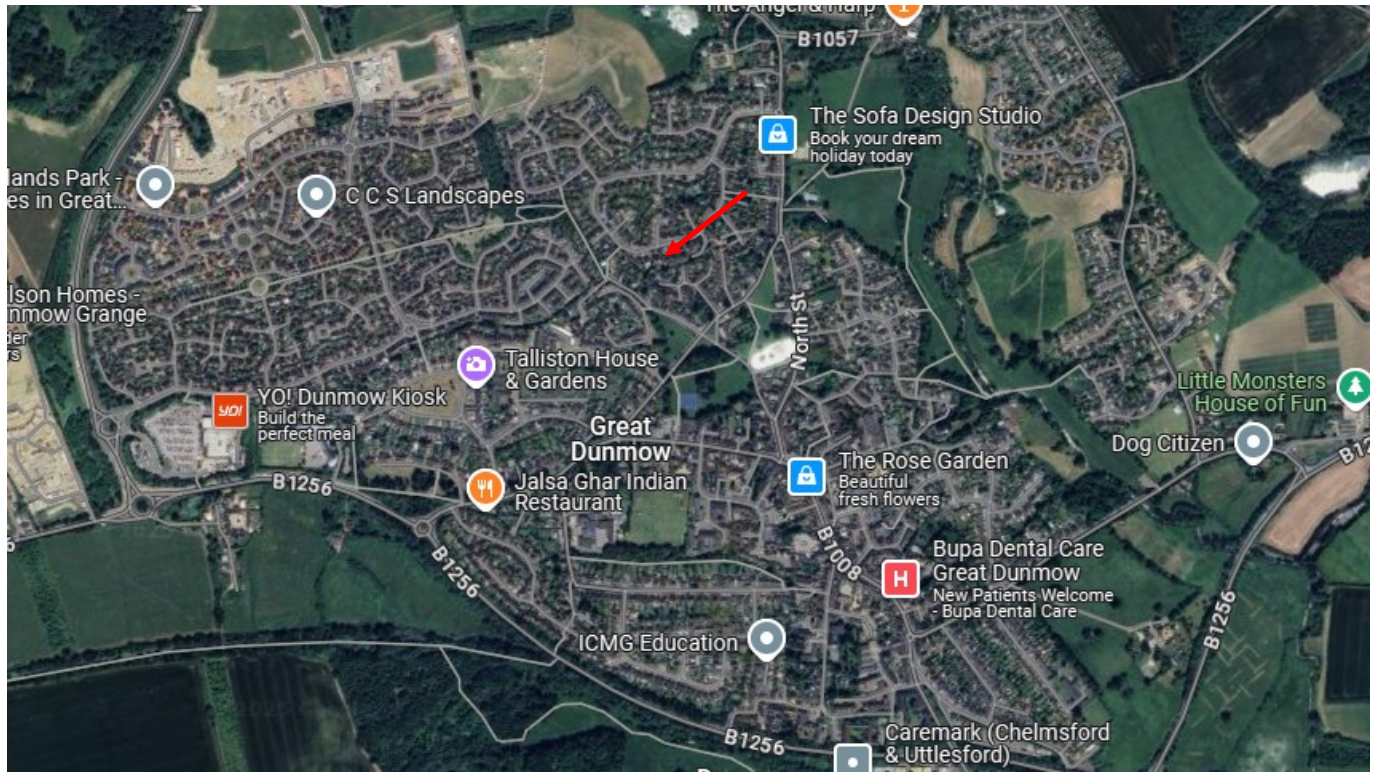


TOTAL FLOOR AREA : 591 sq.ft. (54.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

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

104 Godfrey Way, Great Dunmow, Essex, CM6 2SE

COUNCIL TAX BAND

Band B

SERVICES

Electric 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 22/10/2025. 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

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Do you have a commercial property to sell or let?

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