



OAKROYD AVENUE, GREAT DUNMOW

GUIDE PRICE – £490,000

- NO ONWARD CHAIN
- 2 DOUBLE BEDROOM SEMI-DETACHED BUNGALOW
- LARGE LIVING AND DINING AREA
- CONSERVATORY WITH FRENCH DOORS TO REAR GARDEN
- BEDROOM 1 WITH ENSUITE AND BUILT-IN WARDROBE
- FANTASTIC CENTRAL LOCATION
- LARGE WEST-FACING GARDEN
- DRIVEWAY SUPPLYING OFF-STREET PARKING FOR NUMEROUS VEHICLES PLUS GARAGE

Offered with NO ONWARD CHAIN this two bedroom semi-detached bungalow is located within a short walk of Great Dunmow's town centre. The property comprises of a large living and dining room with a gas fireplace, a lovely sized kitchen, an airing cupboard, a three piece family bathroom suite, principle double bedroom with built-in wardrobes for storage, ensuite included, and a secondary double bedroom. Externally the property enjoys a block-paved driveway supplying off street parking for numerous vehicles plus a garage with power and lighting. The rear of the property consists of a large west-facing garden, of approximately 80' in length, with a patio area.





With Panelled front door opening into;

Entrance Hall

With door to storage cupboards and rooms.

Living Dining Room 11'5" x 23'3"

Comprising of a gas fireplace, window to front, door to;

Conservatory 10'0" x 13'0"

Glazed on two sides and French doors to the patio and rear garden.

Kitchen 10'5" x 8'5"

With obscure glazed door to side, eye and base level units and drawers, 1 and a half bowl single drainer stainless steel sink unit, integrated oven with gas hob and extractor fan over, inset ceiling downlighting.

Bedroom 2 13'5" x 12'7"

With built-in wardrobe, large window to front and door to;

Bedroom 1 12'9" x 11'5"

With built-in wardrobes, large window to rear.

En-suite

A wet room comprising fully tiled walls and floor, pedestal wash hand basin, corner sink unit, wall mounted shower, inset ceiling downlighting and extractor fan.

Bathroom

Comprising of a panel enclosed bath, close coupled WC, wash hand basin, large obscure window to side, fully tiled surround.

OUTSIDE

The Front

The front of the property is laid to a block-paved driveway supplying off-street parking for numerous vehicles (approximately 6 vehicles), leading to a detached garage with roller door, further pedestrian access to;

Rear Garden

The rear garden is west-facing and approximately 80'0" in length, includes a block-paved patio area, remainder is laid primarily to lawn with secondary patio, pathway leading up to the rear. It is extremely rare to find a garden of this size and proportion, it has the potential to be something spectacular once more. Outside lighting can also be found.

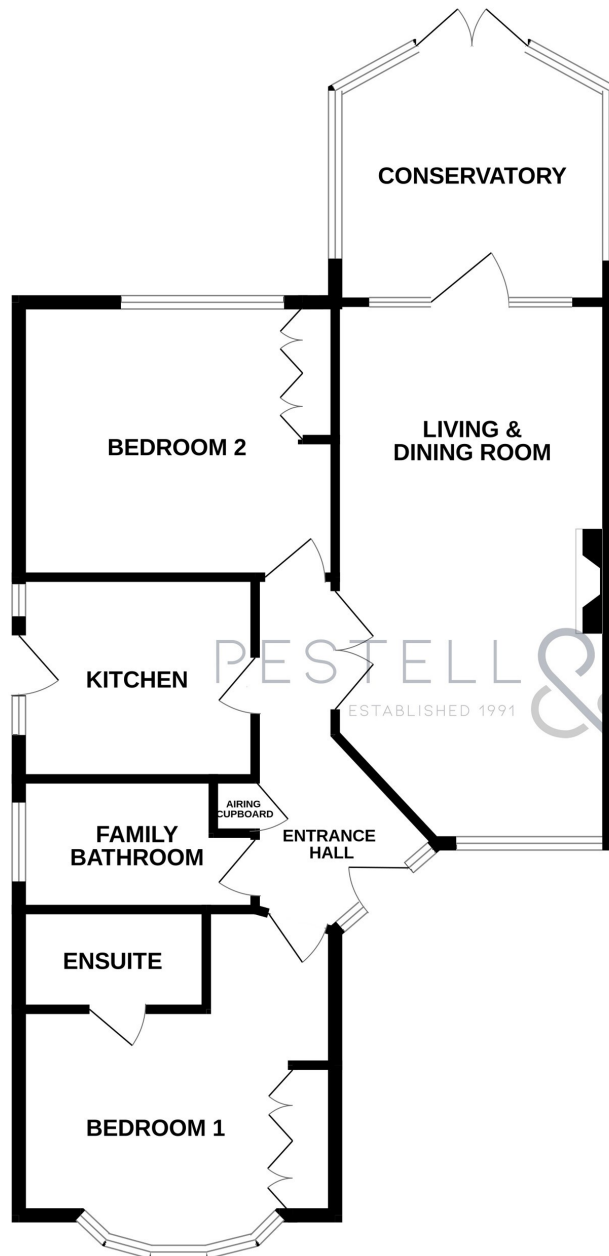


DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	46 E	
21-38	F		
1-20	G		

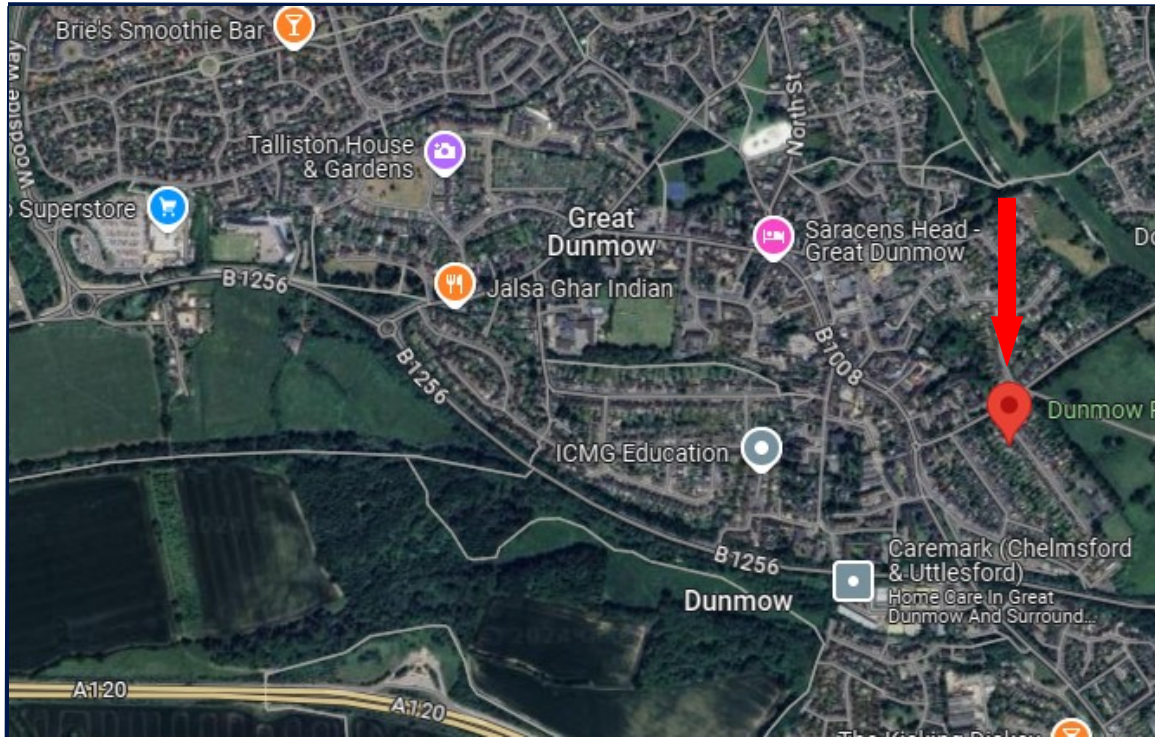
FLOOR PLAN



GENERAL REMARKS & STIPULATIONS

Oakroyd Avenue is located within Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Oakroyd Avenue, 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

7 Oakroyd Avenue, Great Dunmow, Essex, CM6
1HG

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating, mains drainage and
water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron
Walden, CB11 4ER

AGENTS NOTE: 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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