



61 THE MALTINGS

Dunmow, CM6 1BY

£375,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Four Bedrooms
- Detached Family Home
- Siding on to the Recreation Ground
- Conservatory
- Double Glazed and Gas Heating
- Parking and Garage
- Short Walk to the Town Centre
- Popular Residential Area





Property Description

THE PROPERTY

Well situated family home within a 'tucked away' position siding onto the recreation ground, offering delightful walks yet within moments from the town centre.

THE LOCATION

This property would suit a family or older couple being a short distance away from the town.

The large recreation ground providing beautiful walks is literally 'on the door step' and sides onto this property with windows to the side aspect overlooking this wonderful area.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow, with independent schooling at Felsted. .

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

ENTRANCE HALL

LOUNGE

4.74m (15'7") x 3.54m (11'8")

CONSERVATORY

KITCHEN/DINER

4.35m (14'3") x 2.89m (9'6")

FIRST FLOOR

LANDING

BEDROOM 1

3.54m (11'8") x 2.88m (9'5")

BEDROOM 2

2.88m (9'5") x 2.58m (8'6")

BEDROOM 3

2.74m (9') x 1.76m (5'9")

BEDROOM 4

2.50m (8'3") x 1.73m (5'8")

BATHROOM

OUTSIDE

The property benefits from gated side access leading to the rear garden which is mainly laid to lawn with a patio area and planted flower and shrub borders.

GARAGE AND PARKING

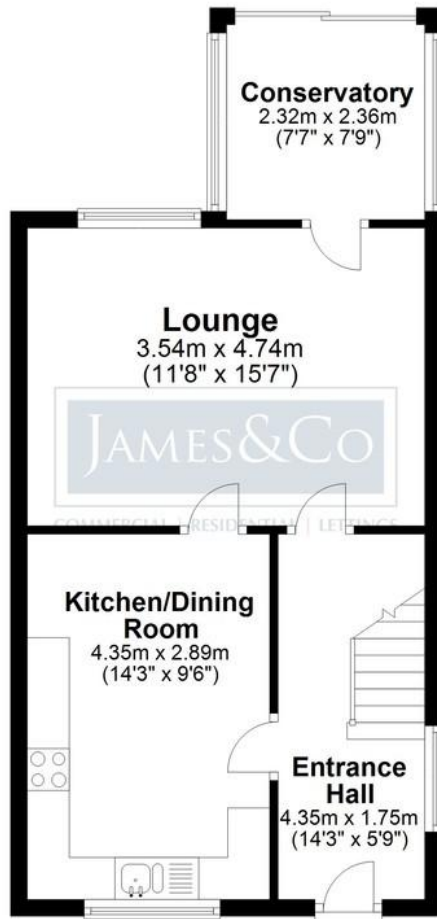
The property benefits from driveway parking and a single garage.

COUNCIL TAX BAND E



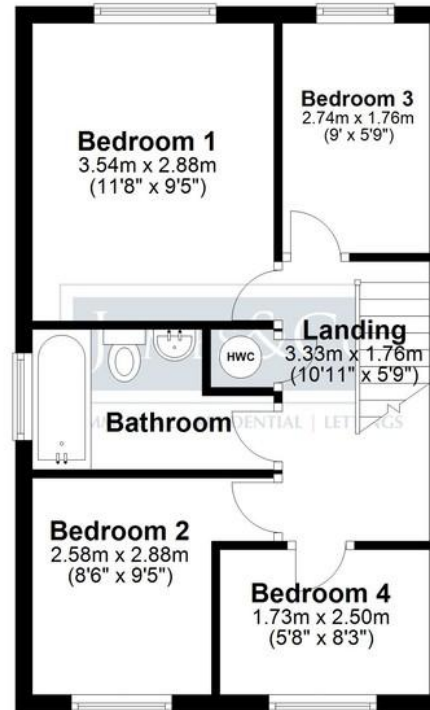
Ground Floor

Approx. 43.6 sq. metres (469.3 sq. feet)



First Floor

Approx. 37.9 sq. metres (407.7 sq. feet)



Total area: approx. 81.5 sq. metres (877.0 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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