



20 WEDOW ROAD

Thaxted, Dunmow, CM6 2JZ

£400,000

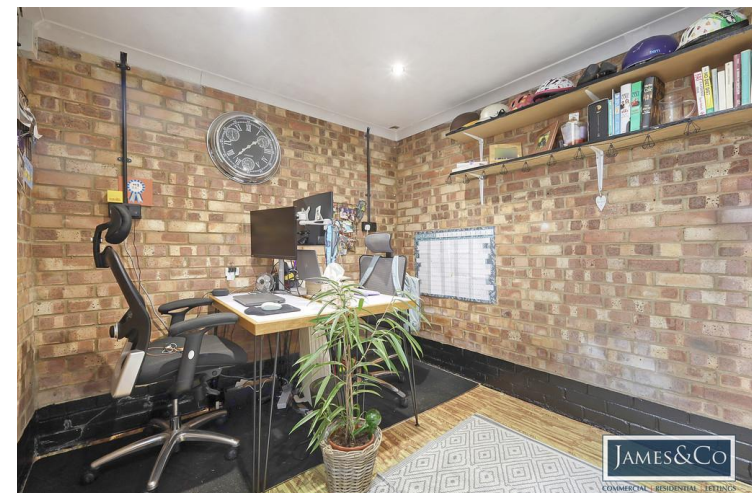


COMMERCIAL | RESIDENTIAL | LETTINGS

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- Three bedrooms with Master En Suite
- Situated within the thriving and picturesque market town of Thaxted
- Lounge leading to an outside covered entertaining area
- Attractive Garden
- Driveway and Garage
- Home / Office / Gym towards rear of garage
- Double Glazed and Gas Heating
- Kitchen / Diner





Property Description

THE PROPERTY

Well presented three bedroom family home situated within the thriving and picturesque Thaxted. This property has the benefit of a garage with a home office / gym at the rear.

THE LOCATION

Thaxted is a medieval market town featuring many historic buildings including the Guildhall and Church.

There is a range of amenities locally including a variety of shops, restaurants, cafe, weekly market as well as doctors and dentists surgeries, petrol station and full garage services.

Thaxted has an excellent primary school with a 'Good' Ofsted

Report which is only a short walk away from the property.

The property is conveniently placed for commuters with access to the M11 on the outskirts of Bishops Stortford to the south and with mainline railway stations at Elsenham 7 miles to the west and Audley End and Bishops Stortford providing commuter services to London's Liverpool Street.

KITCHEN/DINER

4.63m (15'2") x 3.49m (11'5")

LOUNGE

4.63m (15'2") x 3.45m (11'4")

COVERED ENTERTAINING AREA

HOME OFFICE / GYM / WORKSHOP

4.49m (14'9") x 3.59m (11'9")

UTILITY AREA

11' 9" x 4' 6" (3.59m x 1.39m)

Comprising plumbing for a washing machine and space for a tumble dryer.

LANDING

BEDROOM 1

3.61m (11'10") x 2.55m (8'5")

EN SUITE

BEDROOM 2

3.63m (11'11") x 2.46m (8'1")

BEDROOM 3

2.71m (8'11") x 2.54m (8'4")

BATHROOM

With fully tiled walls, fitted with a three piece suite comprising wash hand basin, panel enclosed bath with separate shower over with glass screen, close couple wc and heated towel rail.

OUTSIDE

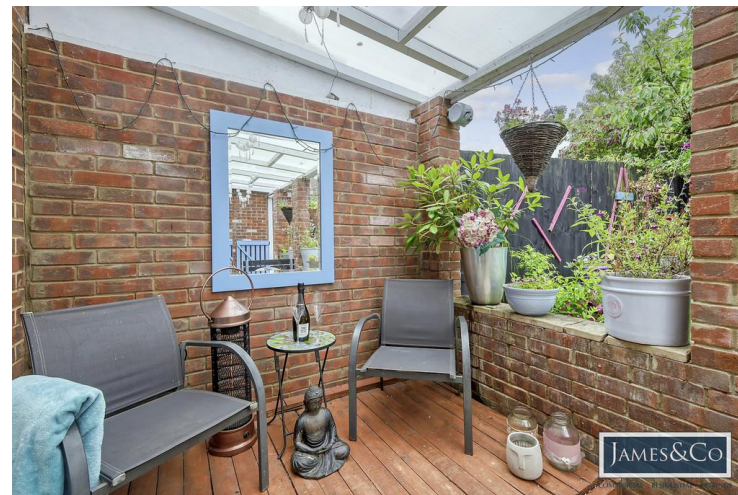
The property has driveway parking with an attractive front garden area leading to the single garage which has an electric insulated roller shutter door with remotes. The rear garden is laid mainly to lawn with patio areas and planting

areas.

PROPERTY INFORMATION

EPC - C

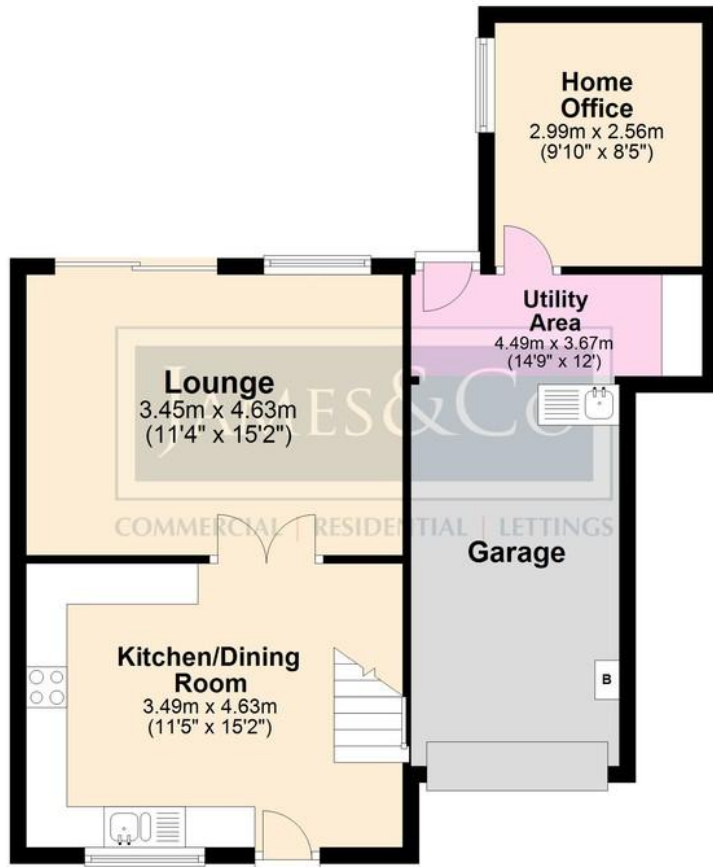
The property has gas fired central heating, with mains water drainage and electricity all connected.







Ground Floor
Approx. 56.4 sq. metres (607.4 sq. feet)



First Floor
Approx. 45.7 sq. metres (491.8 sq. feet)



Total area: approx. 102.1 sq. metres (1099.2 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 D

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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