



## 23 STANDRUMS

Dunmow, CM6 1TY

£450,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Detached Home
- Four Bedrooms and Master En Suite Shower
- Ground Floor Cloakroom
- Two Receptions
- Kitchen / Breakfast Room
- Gas Heating
- Desirable Town Centre Location
- Easy Walk to the Town and Doctors





## Property Description

### THE PROPERTY

Detached four bedroom property within easy walking distance to the town and doctors surgery. Sought after location and offered CHAIN FREE.

### THE LOCATION

'The Standrums' is situated right in the town centre with easy access to the amenities and doctors.

Great Dunmow is an ancient Flich town and is particularly a popular location with commuters, situated between Bishop's Stortford, Braintree and Chelmsford.

Road travel to London is well serviced by the M11 (Junction 8) which is easily accessed by the A120 bypass, which also

links to London Stansted Airport and the Stansted Express (5 miles) with a rail service to London Liverpool Street in approximately 35 minutes.

There are a number of schools in the area including Felsted Private School (within 4.5 miles), Bishop's Stortford College (10.6 miles), New Hall School (9 miles) two outstanding schools in Chelmsford: Chelmsford County High School for Girls and King Edward VI Grammar School (both within around 13 miles) and Chelmsford County High School for Girls (12.7 miles).

Great Dunmow enjoys quality shopping and schooling facilities and is itself a thriving town. Chelmsford city has a wider variety of shops with a pedestrianised centre, together with an area known as Bond Street which includes John

Lewis and many other independent and quality branded shops.

Bishop's Stortford – 10 miles (London Liverpool Street from 38 minutes, Cambridge from 30 minutes), Chelmsford – 14.7 miles, Stansted Airport – 7.7 miles. (Distances and times are approximate).

### ENTRANCE HALL

### CLOAKROOM

### LOUNGE

5.88m (19'3") x 3.42m (11'3")



### DINING ROOM

2.95m (9'8") x 2.83m (9'3")

### KITCHEN/BREAKFAST ROOM

4.14m (13'7") max x 2.95m (9'8")

### LANDING

### BEDROOM 1

3.61m (11'10") x 3.05m (10')

### EN SUITE

### BEDROOM 2

3.42m (11'3") x 2.95m (9'8")

### BEDROOM 3

4.14m (13'7") x 2.37m (7'9")

### BEDROOM 4

2.82m (9'3") x 2.16m (7'1")

### BATHROOM

### GARAGE AND PARKING

The property has driveway parking leading to the single garage with electric roller door and power and light connected, side door into the garden.

### OUTSIDE

The front area is well stocked with a variety of shrubs. Gated access leads to the rear which is mainly laid to lawn with

flower and shrub borders.

### PROPERTY INFORMATION

Freehold.

Chain Free.

EPC - Awaiting

Council Tax Band - E









## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

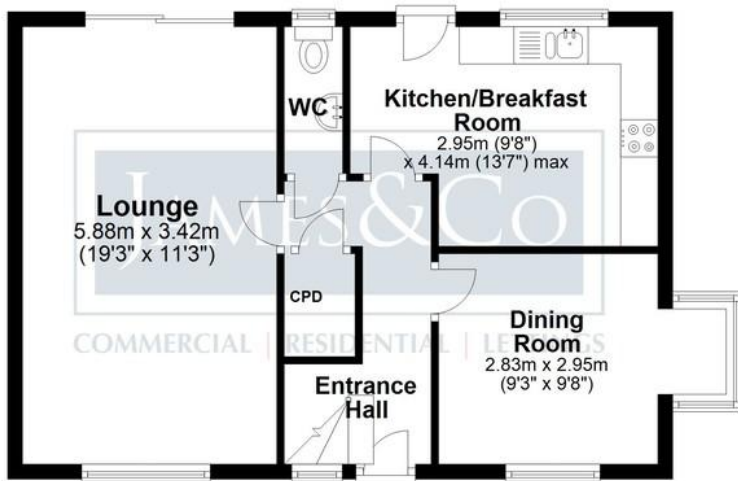
## LOCAL AUTHORITY

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 are 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

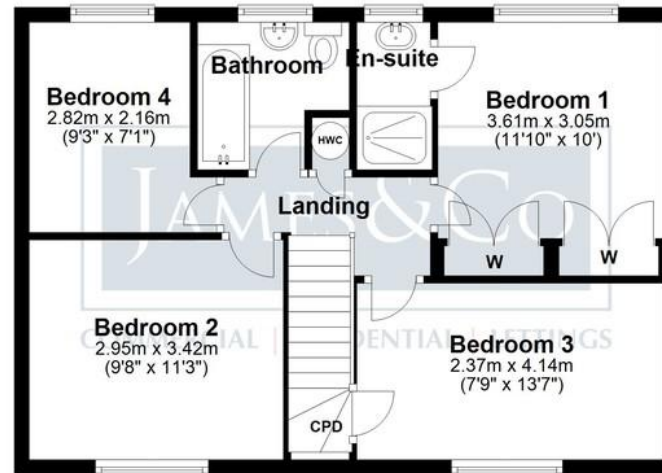
### Ground Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



### First Floor

Approx. 50.8 sq. metres (547.2 sq. feet)



Total area: approx. 101.6 sq. metres (1093.2 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.

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