



## 6 CYPRESS COURT

Dunmow, CM6 1ZA

£650,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Detached family Home
- Four Bedrooms and Two Bathrooms
- Beautifully Presented Throughout
- Orangery / Family Room
- Double Garage with Parking
- Landscaped Gardens
- Cul-De-Sac Position
- Replaced Cloakroom and Bathrooms







## Property Description

### THE PROPERTY

Beautifully presented spacious family home with four bedrooms and two bathrooms.

This property has been thoughtfully modernised and extended by the current vendors to include a magnificent orangery/family area with an upgraded kitchen and bathrooms throughout.

Externally the beautifully landscaped garden 'wraps' around the property.

### THE LOCATION

This wonderful extended and modernised four bedroom home is ideally situated on the ever popular and award

winning 'Woodlands Park' and within easy reach of all the amenities.

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

### CLOAKROOM

### LOUNGE

4.16m (13'8") x 3.96m (13') max

### STUDY

2.22m (7'3") x 1.95m (6'5")

### KITCHEN AREA

5.37m (17'8") x 4.00m (13'2") max

### FAMILY AREA

6.85m (22'6") x 2.00m (6'7")

### UTILITY ROOM

1.92m (6'3") x 1.44m (4'9")

## FIRST FLOOR

### LANDING

### BEDROOM 1

4.16m (13'8") x 3.93m (12'11")

### EN SUITE

### BEDROOM 2

4.16m (13'8") x 2.88m (9'5")

### BEDROOM 3

3.38m (11'1") x 2.19m (7'2")

### BEDROOM 4

3.38m (11'1") x 1.99m (6'6")

### BATHROOM

### OUTSIDE

The property has a double garage with parking to the front.

Attractive gardens 'wrap' around the property.











**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

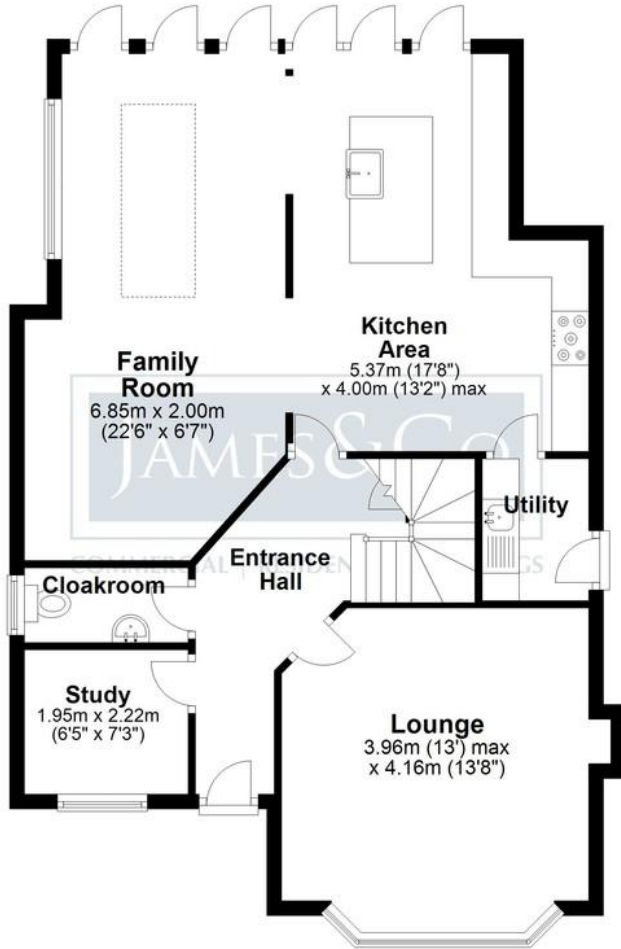
Uttlesford District Council

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	83
England, Scotland & Wales		EU Directive 2002/91/EC	

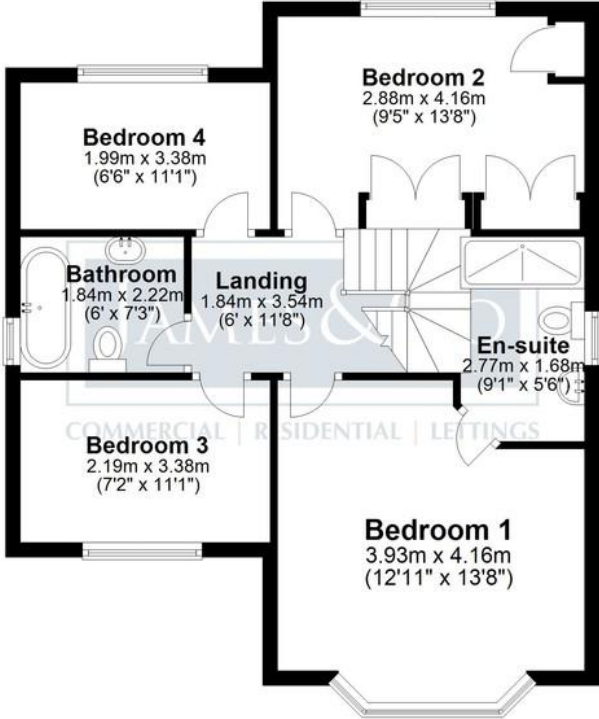
**Ground Floor**

Approx. 78.4 sq. metres (843.6 sq. feet)



**First Floor**

Approx. 58.8 sq. metres (632.7 sq. feet)



Total area: approx. 137.2 sq. metres (1476.3 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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