



## 3 OAKLANDS CLOSE

Dunmow, CM6 4BF

O.I.E.O. £650,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Detached Family Home
- Stunning Kitchen / Breakfast Room
- Attractive Living Room and Study
- Ground Floor Cloakroom
- Four Bedrooms with En Suite to Master and Family Bathroom
- Garage and Parking (part converted to provide a store/poss gym)
- Ample Driveway Parking
- Overlooking Attractive Pond Area





## Property Description

### THE PROPERTY

Stunning family home in a superb position overlooking an attractive pond and constructed to a high specification around five years ago. Houses in these locations rarely come onto the market and simply must be viewed.

### THE LOCATION

Great Dunmow is an ancient Flitch 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), New Hall Independent School (within 13 miles) Bishop's Stortford College (10.6 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).

### PROPERTY INFORMATION

Freehold

All Main Services Connected

EPC - B

Council Tax Band - F



## ENTRANCE HALL

## CLOAKROOM

## STUDY

14' 2" x 8' 11" (4.34m x 2.74m)

## LIVING ROOM

17' 8" x 16' 2" (5.41m x 4.95m)

## KITCHEN/ BREAKFAST ROOM

19' 2" x 17' 11" (5.85m x 5.48m)

## FIRST FLOOR

## LANDING

## BEDROOM 1

14' 10" x 12' 11" (4.54m x 3.94m)

## EN SUITE

## BEDROOM 2

13' 8" x 9' 7" (4.18m x 2.94m)

## BEDROOM 3

14' 2" x 9' 2" (4.34m x 2.81m)

## BEDROOM 4

13' 8" x 9' 7" (4.18m x 2.94m)

## FAMILY BATHROOM

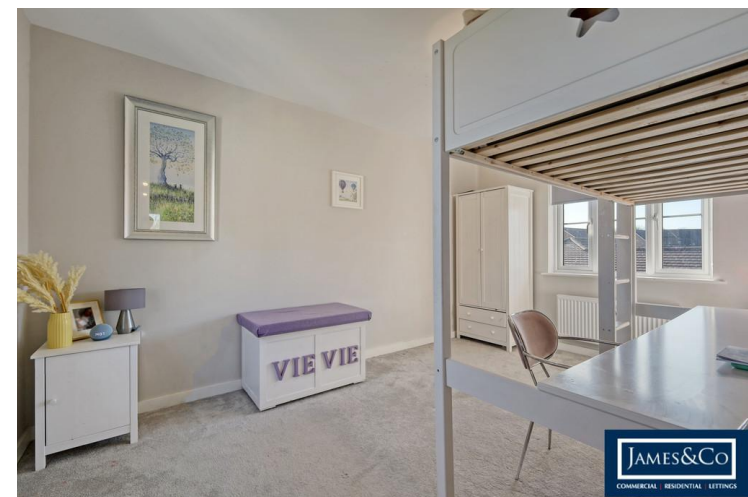
## OUTSIDE

Rear garden laid mainly to lawn with a patio area.

## GARAGE

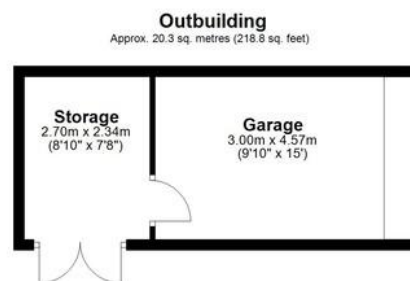
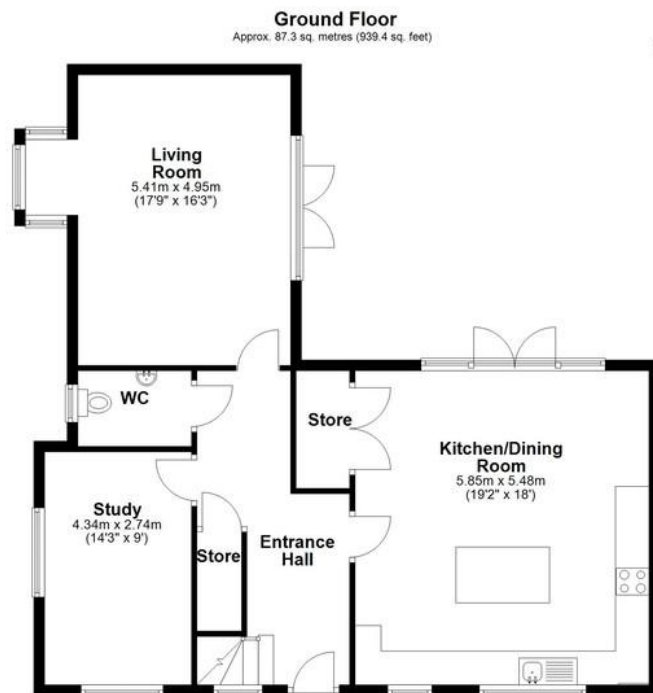
With power and light connected and split into a storage area with home office / gym potential 2.70m x 2.34m and garage area 4.57 x 3m (easily converted back if required)











Total area: approx. 178.3 sq. metres (1919.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.  
Plan produced using PlanUp.

**Oaklands Close, Great Dunmow**

## COUNCIL TAX BAND

Tax band F

## 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 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

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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