



## 13 HIGHFIELDS

Dunmow, CM6 1ED

OFFERS OVER £650,000



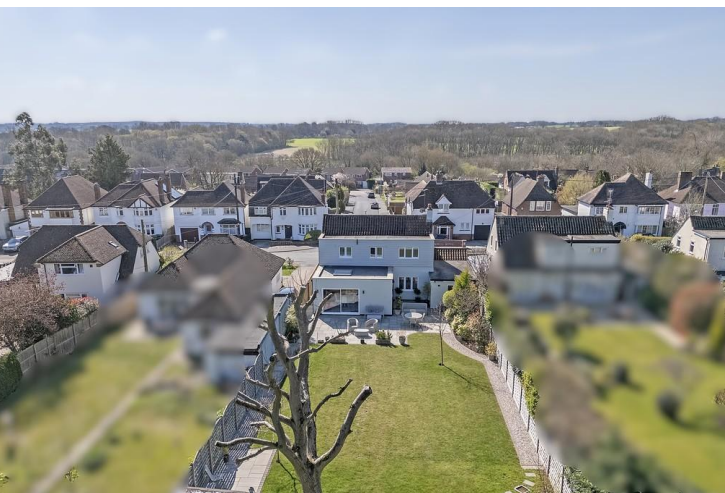
COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Detached Spacious Home
- Beautifully Presented Throughout
- 3 Good Sized Bedrooms with Two Bathrooms
- Garage with Workshop Behind
- Large Rear Garden
- Ample Parking
- Easy Walk to Town and Schools
- Stunning Kitchen / Family Area







## Property Description

### THE PROPERTY

Individual family home which has been thoughtfully extended and refurbished by the current owners and is offered in superb order with an impressive garden and within easy walking distance to the town centre.

### THE LOCATION

The property is well situated in a sought after mature residential road and offers spacious accommodation within easy access to the school and town centre.

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.

### PROPERTY INFORMATION

Freehold  
Council Tax Band E  
EPC - E  
All mains services connected.

### ENTRANCE HALL

### CLOAKROOM

### LIVING ROOM

22' 10" x 11' 1" (6.96m x 3.38m)

### SNUG

12' 2" x 9' 0" (3.73m x 2.75m)

### KITCHEN AREA

13' 4" x 9' 6" (4.07m x 2.91m)

### DINING AREA

13' 5" x 12' 5" (4.10m x 3.79m)

### UTILITY ROOM

6' 3" x 4' 7" (1.93m x 1.40m)

## FIRST FLOOR

### LANDING

### BEDROOM 1

16' 0" x 12' 2" (4.89m x 3.73m)

### EN SUITE SHOWER ROOM

### BEDROOM 2

11' 9" x 11' 1" (3.59m x 3.38m)

### BEDROOM 3

11' 0" x 9' 11" (3.36m x 3.03m)

## BATHROOM

### OUTSIDE

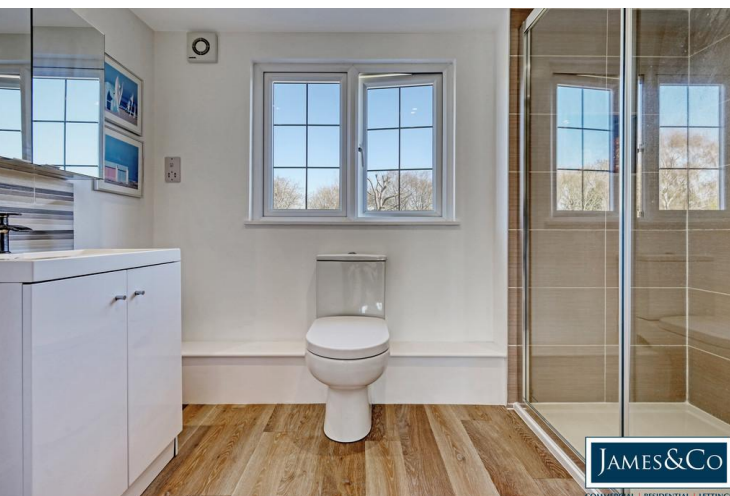
The property is approached via a driveway offering off street parking and leading to the garage with workshop/store behind.

Large rear garden attractively landscaped with seating areas, storage shed being mainly laid to lawn with flower and shrub borders.











## 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 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



Total area: approx. 169.6 sq. metres (1825.6 sq. feet)  
**Highfields, Dunmow**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

