



57 LUKINS DRIVE

Dunmow, CM6 1XQ

O.I.E.O. £600,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Overlooking a Green
- Well Situated with only Two Properties
- Sough After Development
- Orangery / Dining Room
- Re Fittde Kitchen / Breakfast Room
- Separate Utility
- Home Office Play Room (formally part of the double garage)
- Five Bedrooms





Property Description

THE PROPERTY

OVERLOOKING GREEN - SOUGHT AFTER DEVELOPMENT - ORANGERY & OPEN PLAN KITCHEN. This five bedroom home has been thoughtfully extended and improved by the current owners and includes a home office/playroom, master bedroom suite with dressing area and en-suite and an attractive garden.

THE LOCATION

This five bedroom detached home is situated with only one other detached property off of a sought after development and over looks a green area.

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

5.90m (19'4") x 3.25m (10'8")

KITCHEN/BREAKFAST ROOM

5.00m (16'5") x 4.51m (14'9")

UTILITY ROOM

3.42m (11'3") x 1.47m (4'10")

ORANGERY / DINING ROOM

PLAY ROOM / HOME OFFICE

5.26m (17'3") x 3.37m (11') (converted from the double garage)

FIRST FLOOR

LANDING

BEDROOM 1

3.25m (10'8") x 3.17m (10'5")

DRESSING ROOM

3.25m (10'8") x 1.40m (4'7")

EN SUITE

BEDROOM 2

2.98m (9'9") x 2.96m (9'8")

BEDROOM 3

2.96m (9'8") x 2.50m (8'3")

BATHROOM

SECOND FLOOR

LANDING

BEDROOM 4

3.50m (11'6") x 2.96m (9'8")

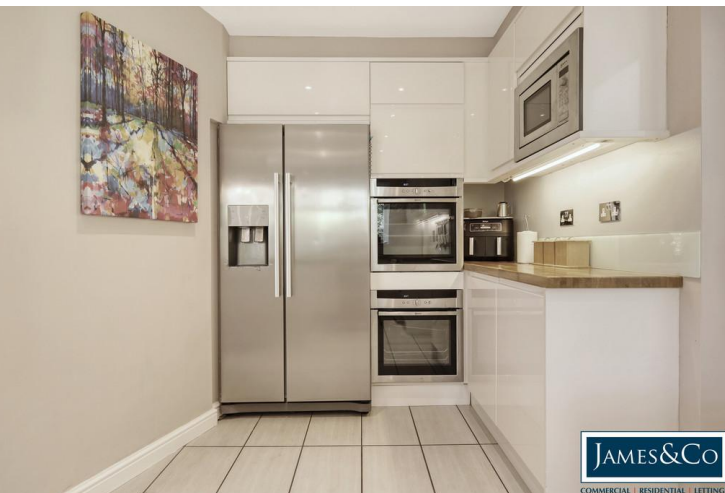
BEDROOM 5

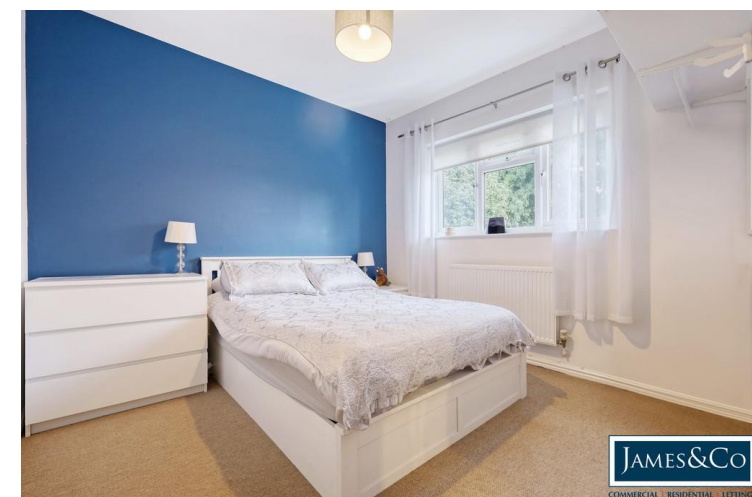
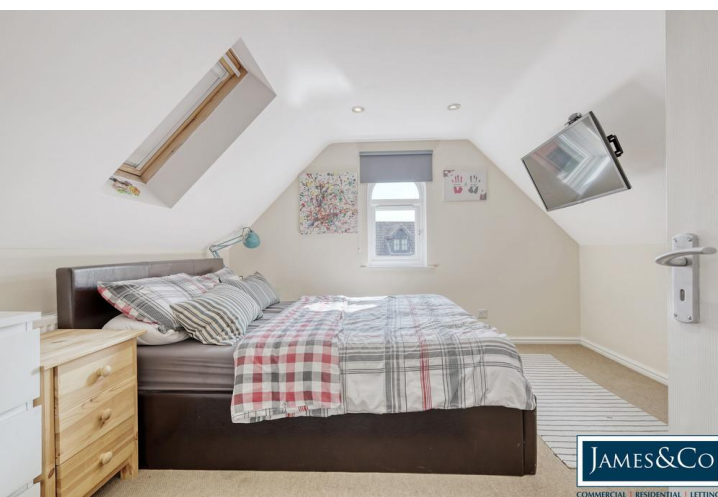
3.50m (11'6") x 3.25m (10'8")

OUTSIDE

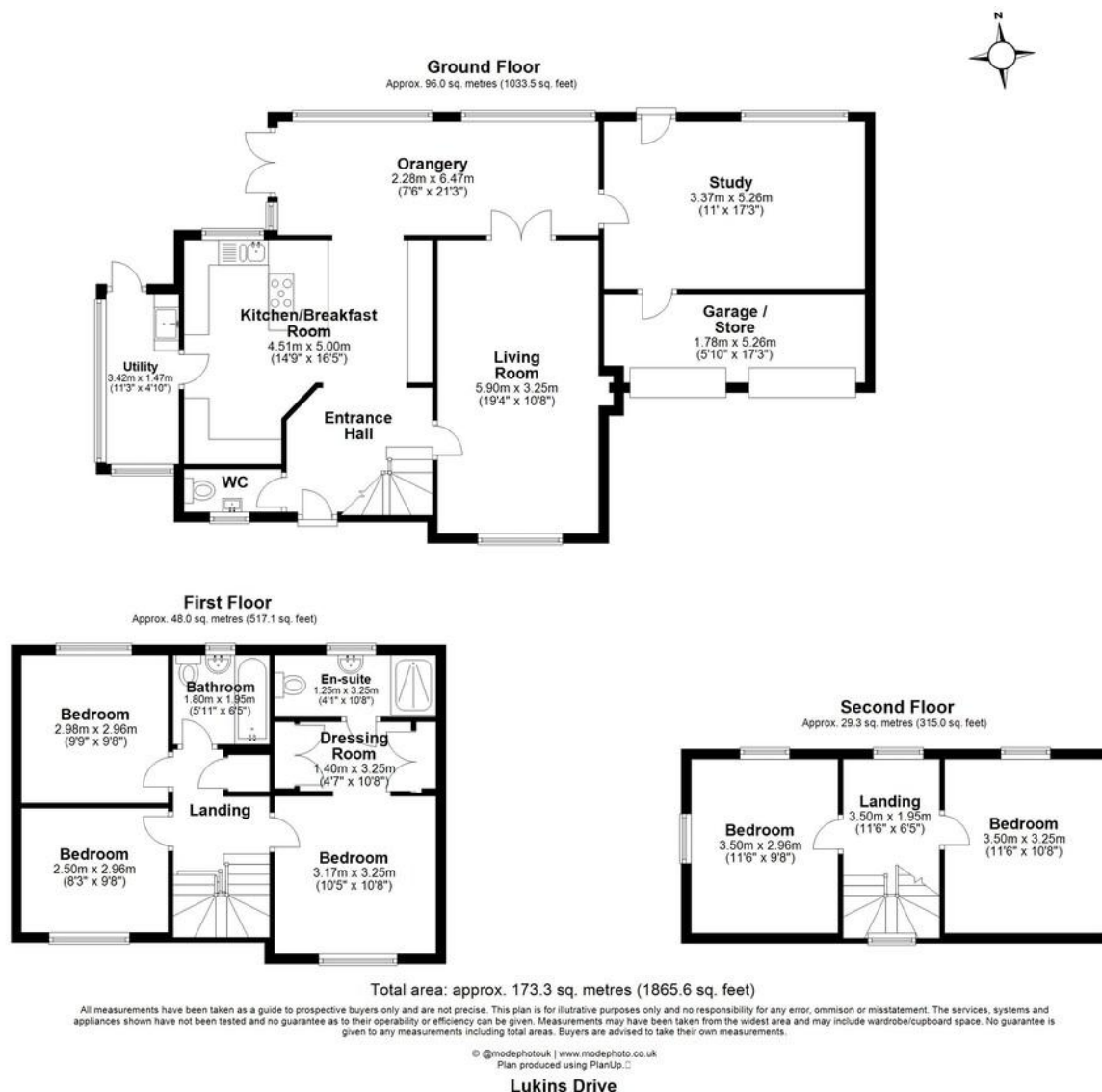
The property has off street parking leading to a double garage which has been converted to provide a bike store and home office. The rear garden is laid mainly to lawn with a

patio area and mature flower and shrub borders.









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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	68	77
(55-68) D		
(39-54) E		

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

