



13 BIRCH ROAD

Dunmow, CM6 1TN

OFFERS OVER £400,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Immaculate Family Home
- Three Bedrooms and Master En Suite
- Lounge and Dining Room
- Cloakroom
- Lovely Attractive Garden
- Award Winning Development
- Garage and Parking
- Popular Turning





Property Description

THE PROPERTY

Immaculately presented three bedroom family home, situated within a popular turning on this sought after and award winning development. Garage and parking.

Freehold

All main services connected

EPC - awaiting

Council Tax Band - D

THE LOCATION

This wonderful property presented in immaculate order 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

20' 4" x 10' 7" (6.20m x 3.23m)

max dimensions

DINING ROOM

9' 1" x 8' 0" (2.79m x 2.46m)

max dimensions

KITCHEN

12' 9" x 9' 2" (3.90m x 2.80m)

FIRST FLOOR

LANDING

Attractive gardens.

BEDROOM 1

12' 10" x 9' 1" (3.92m x 2.78m)

GARAGE

Single garage and parking.

ENSUITE

BEDROOM 2

7' 6" x 7' 5" (2.31m x 2.28m)

BEDROOM 3

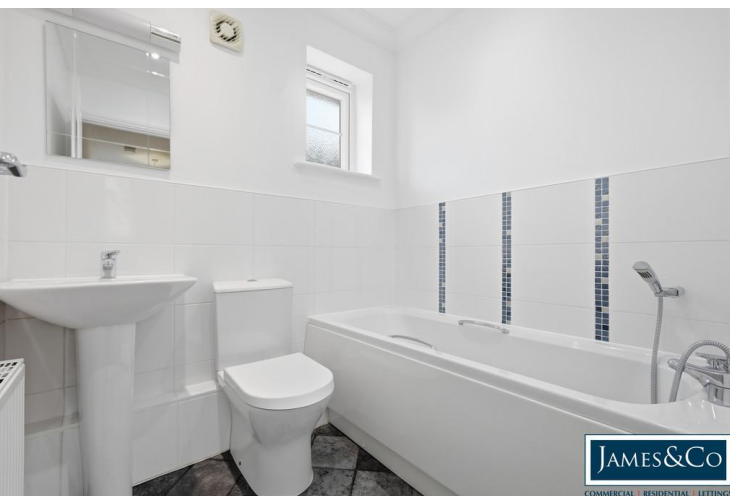
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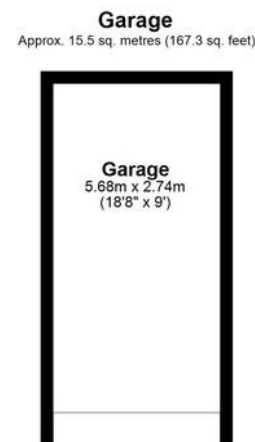
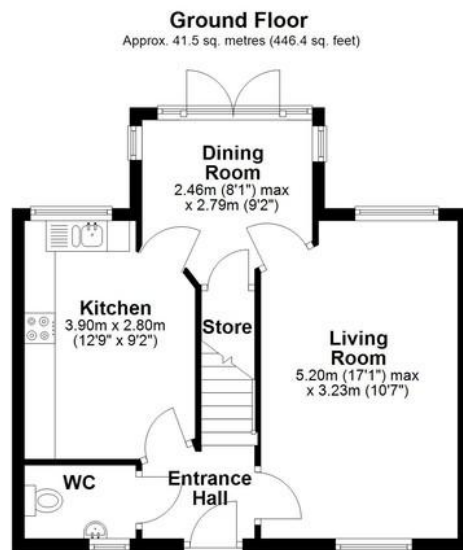
BATHROOM

OUTSIDE









Total area: approx. 93.9 sq. metres (1010.6 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.

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Birch Road, Great Dunmow

COUNCIL TAX BAND

Tax band D

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



4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

