



1 OTTER CHASE

Dunmow, CM6 4FZ

£650,000

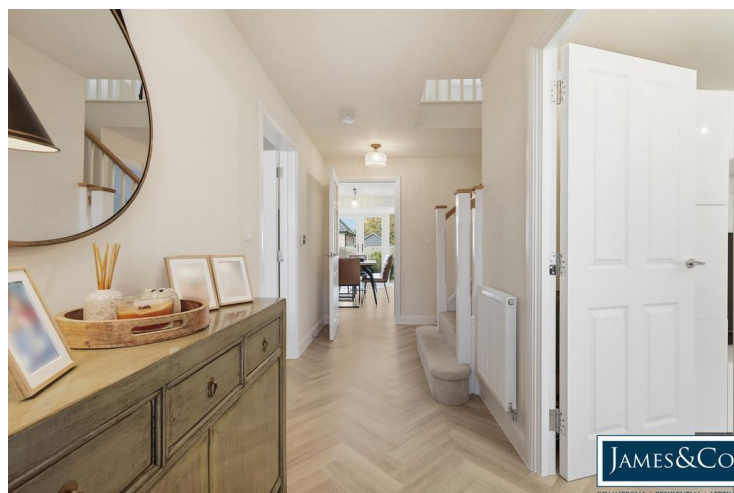


COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Detached Family Home
- Garage and Parking
- Immaculately Presented
- Four Bedrooms and Master En-Suite
- Kitchen / Family Room
- Two Receptions
- Remainder of NHBC Warranty
- Separate Utility Room





Property Description

THE PROPERTY

Immaculately presented four bedroom family home in a good location on this popular development - benefitting from the remainder of the NHBC. Must be viewed internally.

Freehold

Council Tax Band - F

EPC - B

All main services connected

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).

ENTRANCE HALL

CLOAKROOM

PLAY ROOM

9' 10" x 7' 8" (3.00m x 2.36m)

LIVING ROOM

17' 11" x 12' 2" (5.48m x 3.72m)

KITCHEN/ FAMILY ROOM

20' 3" x 15' 10" (6.18m x 4.83m)

UTILITY ROOM

8' 5" x 5' 2" (2.57m x 1.58m)

FIRST FLOOR

LANDING

BEDROOM 1

15' 5" x 12' 2" (4.72m x 3.72m)

ENSUITE

BEDROOM 2

13' 4" x 12' 2" (4.07m x 3.72m)

BEDROOM 3

13' 3" x 9' 10" (4.04m x 3.00m)

BEDROOM 4

10' 2" x 9' 8" (3.12m x 2.95m)

BATHROOM

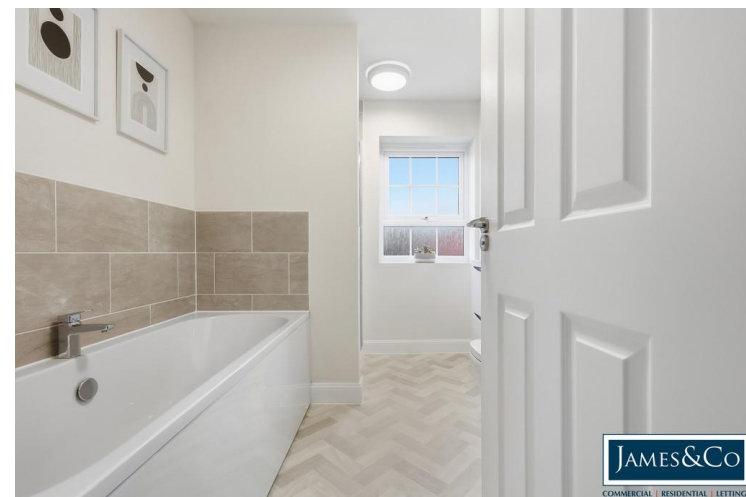
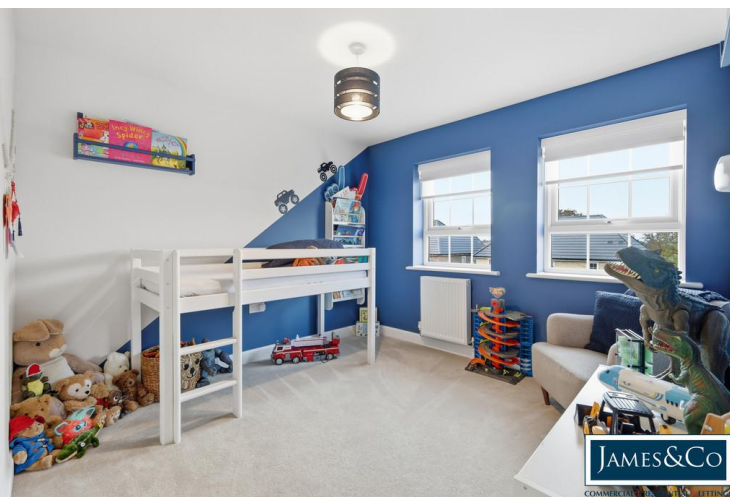
GARAGE AND DRIVEWAY

OUTSIDE

Good sized garden laid mainly to lawn with a patio area.







COUNCIL TAX BAND

Tax band F

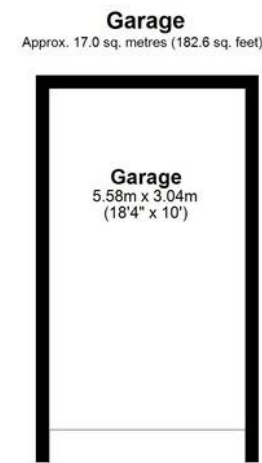
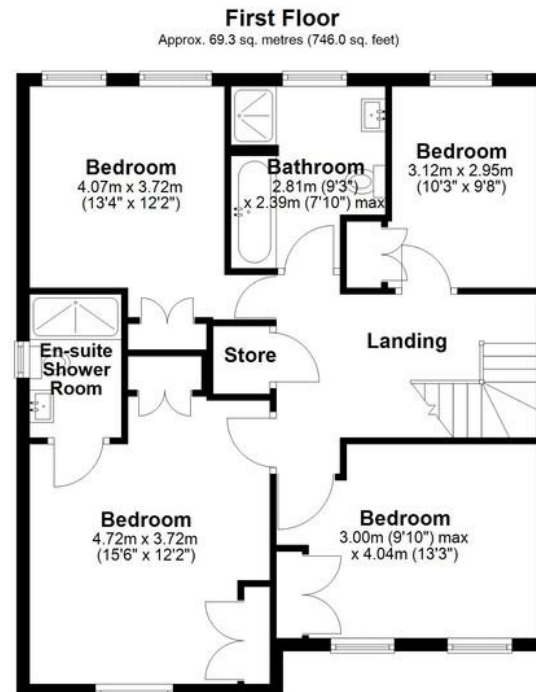
TENURE

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



Total area: approx. 159.9 sq. metres (1721.4 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Plan produced using PlanUp.

Otters Chase, Dunmow

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

