



THREeways, 74 THE CAUSEWAY

Dunmow, CM6 2AA

£1,200,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- OPEN HOUSE SATURDAY 22ND NOVEMBER - CALL TO BOOK AN APPOINTMENT
- Totally Refurbished, Redesigned and Extended
- Offering an Open Plan Living Space with High Quality Fittings
- Planning Permission for Separate Detached Annex
- Double Cart lodge and Loads of Parking
- Superb Location Backing onto the Recreation Park
- Quality Bathrooms and Kitchen Individually





Property Description

THE PROPERTY

**** OPEN HOUSE Saturday 22nd November - Call to make your appointment ****

Individual family home situated within a prominent position within this attractive market town. Benefiting from impressive accommodation with quality fittings. Includes planning permission for a self contained annex within the grounds.

This superb family home has been the subject of total redesign, refurbishment and substantial improvements. Location is the key word here and this home arguably occupies one of the most sought after positions within the town. Backing onto the recreation ground yet within easy

walking distance to all the amenities this attractive town offers.

Internally the property offers well planned living areas such as the massive open plan kitchen/family area which will comprise a high quality kitchen together with appliances. The multiple glazed folding doors and ceiling lanterns floor the area with light and provide lovely views over the extensive terrace and turfed rear garden. There are two further reception rooms. Flooring will be provided throughout.

On the first floor there are four lovely bedrooms, the master having an en-suite and a luxury full size family bathroom.

Externally the property has ample driveway parking, a detached double cart lodge, extensive terracing and a turfed

garden which is perfectly proportioned for this wonderful individual home.

Property Information

Council Tax Band E

Freehold

All main services connected.

EPC - awaiting

SELF CONTAINED ANNEX

The property benefits from planning for a self contained annex situated towards the rear of the property offering multi-generational living or an impressive home office etc.

Plans were passed under ref ; UTT/25/1357/HHF the current planning shows a living area with kitchen, bathroom and separate bedroom and further games/home office room. Associated private parking is to the side.

The annex is around 78 sq meters so perfect for a relation etc.

THE LOCATION

Three Ways is exceptionally situated with views over the recreation ground.

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).

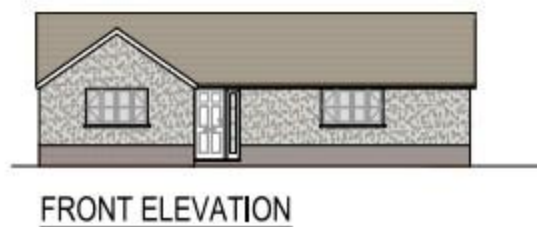
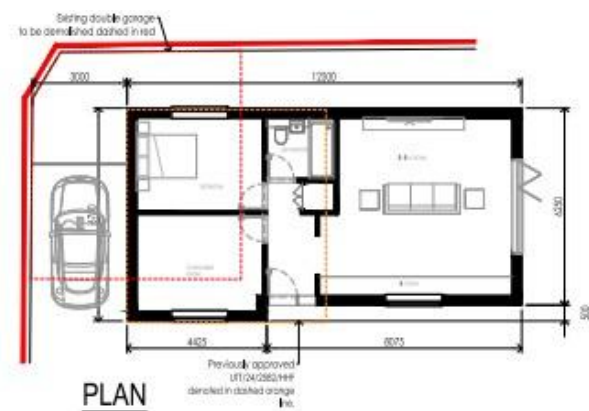
Great Dunmow enjoys quality shopping and schooling facilities and is itself a thriving town. Chelmsford city has a

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).







COUNCIL TAX BAND

Tax band E

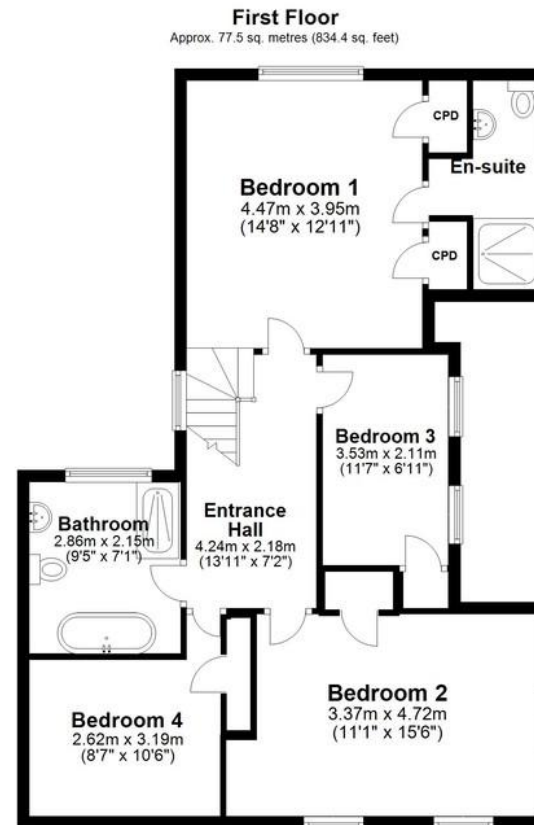
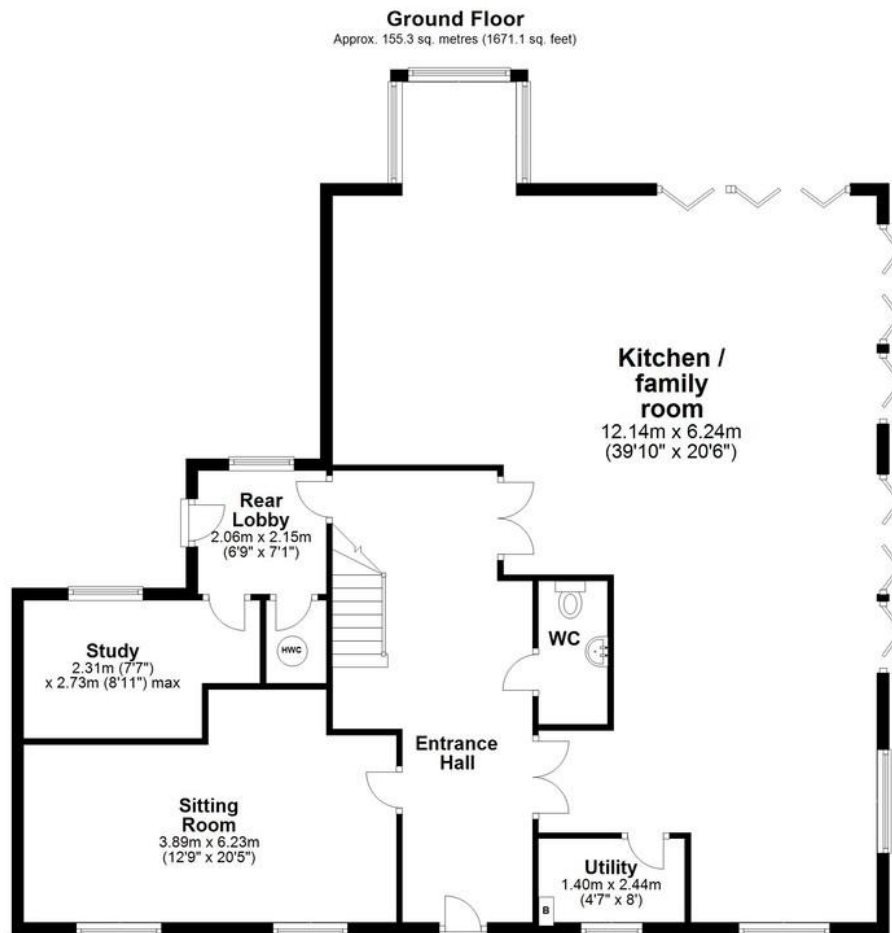
TENURE

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. 232.8 sq. metres (2505.5 sq. feet)

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

