



## 50 RAYFIELD CLOSE

Dunmow, CM6 1PJ

ASKING PRICE OF £400,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Three Bedrooms
- Double Glazed
- Garage and Parking
- Two Reception Rooms
- Kitchen
- Wardrobes where listed
- Popular Village Location
- Low Maintenance Garden





## Property Description

### THE PROPERTY

Three bedroom semi-detached family home with the benefit of a garage. Recently re-decorated. Offered CHAIN FREE.

### Property Information

Freehold  
Council Tax band C  
EPC awaiting  
Water softener  
All main services connected

### THE LOCATION

Barnston, located within easy reach of the market town of Great Dunmow which offers a variety of independent shops,

cafes and restaurants along its High Street with the Tesco supermarket located on the periphery of the town.

The city of Chelmsford is located to the south offering a comprehensive range of shopping, dining and entertainment options.

The property is also conveniently located near several highly regarded schools, Felsted school is one of the top independent schools in the region and is approximately 4 miles away with New Hall school located around 12 miles away. There is two outstanding Grammar schools located in Chelmsford, King Edward VI Grammar School for Boys and the County High School for Girls with three primary schools and secondary education available in Great Dunmow

There are excellent transport links with the A120 approximately 1.5 miles away connecting to the M11, Junction 8, at Bishop's Stortford and the M25 to the south and Cambridge to the north, as well as main line railway stations at both Bishop's Stortford and Chelmsford with regular trains into London Liverpool Street.

### LOUNGE

15' 8" x 13' 0" (4.79m x 3.97m)

### DINING ROOM

11' 6" x 7' 8" (3.52m x 2.36m)

### KITCHEN

10' 10" x 7' 7" (3.31m x 2.33m)

## FIRST FLOOR

### LANDING

#### BEDROOM 1

12' 10" x 9' 2" (3.93m x 2.81m)

#### BEDROOM 2

9' 3" x 9' 2" (2.83m x 2.81m)

#### BEDROOM 3

9' 10" x 6' 2" (3.02m x 1.88m)

### BATHROOM

### OUTSIDE

The garden is currently laid to shingle offering a low maintenance garden.

### GARAGE

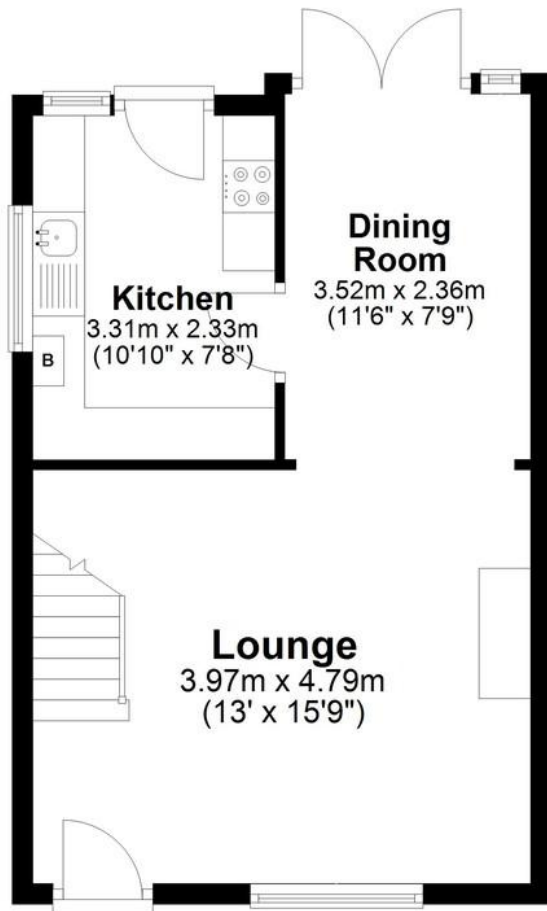
Single garage with driveway parking.





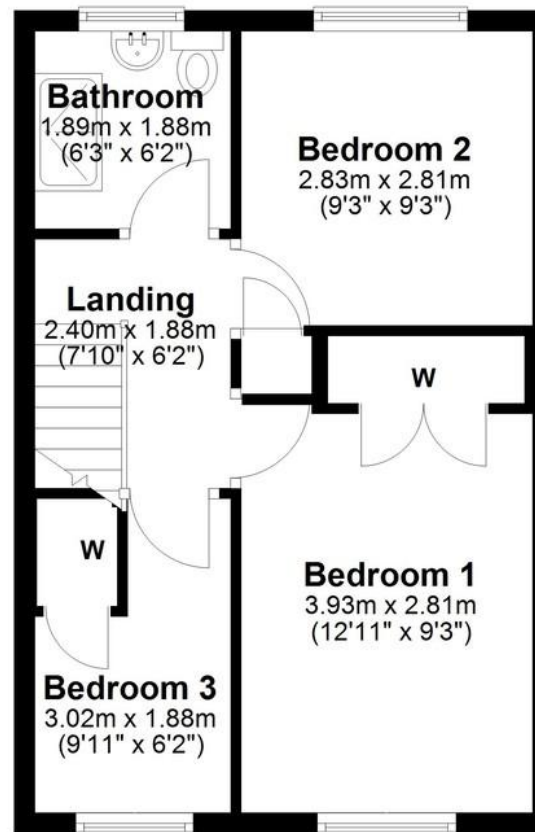
## Ground Floor

Approx. 35.9 sq. metres (386.0 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 71.8 sq. metres (773.3 sq. feet)

## COUNCIL TAX BAND

Tax band C

## 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 and 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.

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