



## 1 RIVERSIDE

DUNMOW, CM6 3AR

£775,000

- Five Bedroom Detached Family Home
- Master En Suite Shower Room
- Conservatory
- Three Further Reception Rooms including Study
- Kitchen / Breakfast with Utility Room
- Double Garage
- Ample Driveway Parking
- Individual Home in a Sought After Location

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## Property Description

### THE PROPERTY

A substantial and immaculately presented five bedroom detached house, set in a sought after location with beautiful country walks nearby, whilst being within walking distance to the town centre.

Having been extended over recent years, this home occupies a generous square footage. The ground floor comprises entrance porch with space for coats and shoes, and entrance hall leading to large lounge with a gas fire, creating a focal point of the room. A conservatory is positioned to the rear overlooking the southerly facing garden allowing for great light flow into the property, study with sliding patio doors into rear garden, ground floor cloakroom, separate dining room and kitchen/breakfast room with fitted units. There is

also a utility room making a fantastic extra space, with room for appliances.

To the first floor, this home boasts generous bedroom accommodation with a featured galleried landing. All bedrooms are of a double size, with an en-suite to the main bedroom, and four piece family bathroom suite. The fifth bedroom is currently being used as a home office. Externally you have a wonderful south facing rear garden, with the cricket field behind. To the front, there is a block paved driveway allowing for parking for numerous vehicles, along with a garage with electric door, plus an EV charging point.

### Property Information

Freehold

EPC - D

Council tax band - E

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 PORCH

15' 2" x 7' 6" (4.63m x 2.31m)

#### ENTRANCE HALL

STUDY  
10' 0" x 7' 6" (3.07m x 2.29m)

#### LIVING ROOM

19' 1" x 13' 5" (5.83m x 4.09m)

KITCHEN/BREAKFAST ROOM  
15' 3" x 9' 10" (4.65m x 3.0m)

#### CONSERVATORY

11' 11" x 10' 3" (3.65m x 3.13m)

UTILITY ROOM  
10' 0" x 8' 0" (3.07m x 2.44m)

#### CLOAKROOM

#### DINING ROOM







## FIRST FLOOR

11' 4" x 11' 0" (3.46m x 3.36m)

## LANDING

### BEDROOM 5

10' 9" x 8' 6" (3.30m x 2.61m)

## BEDROOM 1

13' 11" x 12' 2" (4.26m x 3.73m)

### BATHROOM

## ENSUITE

### OUTSIDE

The property benefits from ample parking leading to the garage. The rear garden is attractively landscaped with seating areas and lawn areas.

## BEDROOM 2

12' 0" x 10' 6" (3.67m x 3.22m)

## BEDROOM 3

12' 0" x 9' 5" (3.67m x 2.89m)

## BEDROOM 4

## COUNCIL TAX BAND

Tax band E

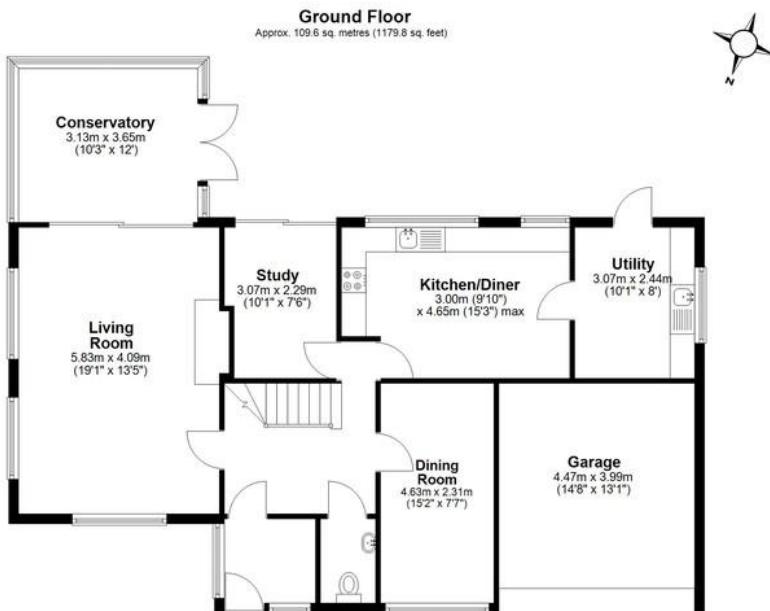
## TENURE

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



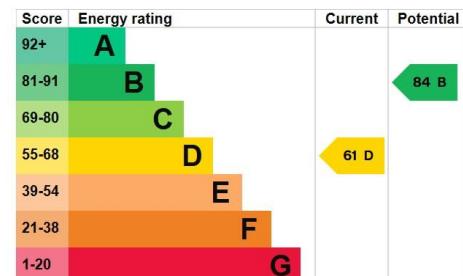
Total area: approx. 199.9 sq. metres (2151.8 sq. feet)

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.

Floor Plan Drawn According To RICS Guidelines

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Riverside



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