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Dunbar Avenue, New Waltham



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property it must be


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£295,000



This exceptional detached family home is located on Dunbar Avenue, in a highly desirable residential area. The property enjoys a prime position with easy access to local shops and amenities and falls within the sought-after Tollbar Academy catchment area.

Key Features

- Detached Family Home
- Spacious Lounge
- Kitchen and Dining Room
- Conservatory
- Four Good Size Bedrooms
- Modern Bathroom
- Block Paved Driveway & Garage
- Westerly Rear Garden
- EPC rating D
- Tenure: Freehold





This exceptional detached family home is located on Dunbar Avenue, in a highly desirable residential area. The property enjoys a prime position with easy access to local shops and amenities and falls within the sought-after Tollbar Academy catchment area. Set on a generously sized plot in a popular village setting, this spacious home is ideal for a growing family.

The property is tastefully presented with neutral decor throughout. The accommodation features a welcoming entrance hall with an adjoining WC. The front-facing lounge is bright and inviting, featuring a bow window and an elegant fire surround. The well-appointed kitchen offers an excellent range of wall and base cabinets, complemented by a built-in oven, hob, and extractor canopy. The kitchen seamlessly flows into the dining room, which has ample space to accommodate a family-sized dining suite. Double doors lead from the dining room to the conservatory, providing a perfect transition to the outdoor space.

Upstairs, the landing area includes a storage cupboard and a versatile space that could serve as a study area or reading nook. There are four generously proportioned bedrooms, and the modern family bathroom is equipped with a bath and overhead shower, a vanity wash hand basin, and a concealed WC.

Externally, the property boasts a front garden and a block-paved driveway leading to an integral garage. The rear garden enjoys a westerly aspect, making it ideal for afternoon and evening sunshine. The outdoor space includes a seating area, a well-maintained lawn, flower borders, a timber garden shed, and a summerhouse. Additional features of this delightful home include uPVC double glazing and gas central heating, ensuring comfort and efficiency throughout.

Entrance Hall

1.76m x 5.16m (5'10" x 16'11")

WC

0.97m x 1.61m (3'2" x 5'4")

Lounge

3.62m x 4.98m (11'11" x 16'4")

Kitchen

2.95m x 4.81m (9'8" x 15'10")

Dining Room

2.94m x 3.63m (9'7" x 11'11")

Conservatory

2.76m x 4.00m (9'1" x 13'1")

Maximum measurements.

Bedroom

3.64m x 3.89m (11'11" x 12'10")

Bedroom

2.70m x 4.20m (8'11" x 13'10")

Bedroom

2.72m x 4.15m (8'11" x 13'7")

Bedroom

2.61m x 2.76m (8'7" x 9'1")

Family Bathroom

1.62m x 2.69m (5'4" x 8'10")

Garage

2.73m x 4.21m (9'0" x 13'10")

Council Tax Information

The Council Tax Band for this property is D. This information was obtained in August 2024 and is for guidance purposes only. Purchasers should be aware that the banding of the property could change if information is brought to light that makes it clear to the Valuation Office Agency that an error was made with the original allocation. Additionally, there may be circumstances when the Council Tax can be altered on change of ownership. All interested parties are advised to make their own enquiries. See www.gov.uk/council-tax-bands

Services

All mains services are led to be available or connected subject to the statutory regulations. We have not tested any heating systems, fixtures, appliances or services.

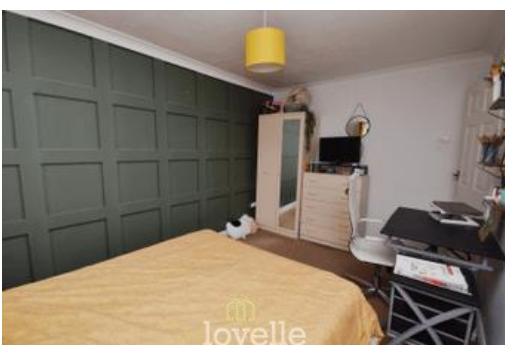
Mortgage And Solicitors

Lovelle Estate Agency and our partners provide a range of services to buyers, although you are free to use an alternative provider. If you require a solicitor to handle your purchase and/or sale, we can refer you to one of the panel solicitors we use. We may receive a fee if you use their services. If you need help arranging finance, we can refer you to the Mortgage Advice Bureau who are in-house. We may receive a fee if you use their services.

Viewing

By appointment with the Sole Agent Lovelle Estate Agency, telephone 01472 812250.

We recommend prior to making an appointment to view, prospective purchasers discuss any particular points





likely to affect their interest in the property with one of our property consultants who have seen the property in order that you do not make a wasted journey.

How To Make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. We will require certain pieces of personal information from you in order to provide a professional service to you and our client. The personal information you have provided to us may be shared with our client, the seller, but it will not be shared with any other third parties without your consent other than stated reasons detailed within our privacy policy. More information on how we hold and process your data is available on our website <https://www.lovelle.co.uk/privacy-policy/> and you can opt out at any time by simply contacting us.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to provide formal I.D. and address verification, as required under new Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

Energy Performance Information

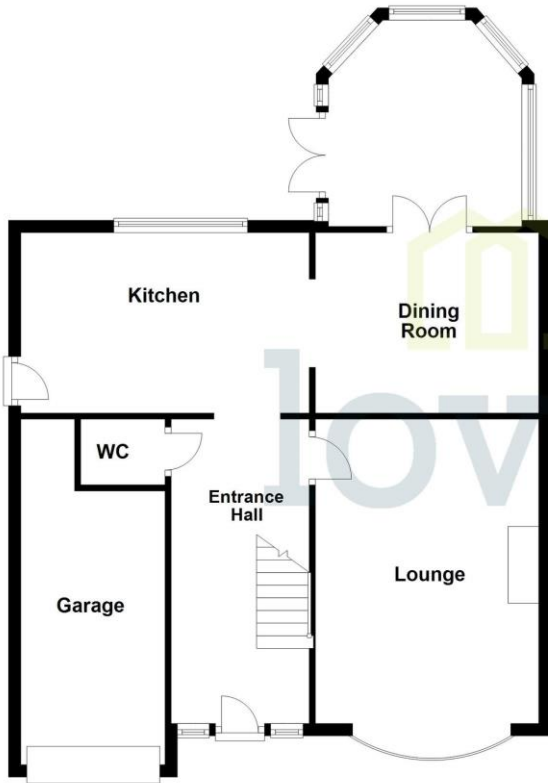
A copy of the full Energy Performance Certificate for this property is available upon request unless exempt. Advisory Notes - Please be advised if you are considering purchasing a property for Buy To Let purposes, from 1st April 2018 without an EPC rated E or above it will not be possible to issue a new tenancy, or renew an existing tenancy agreement.

Agents Note

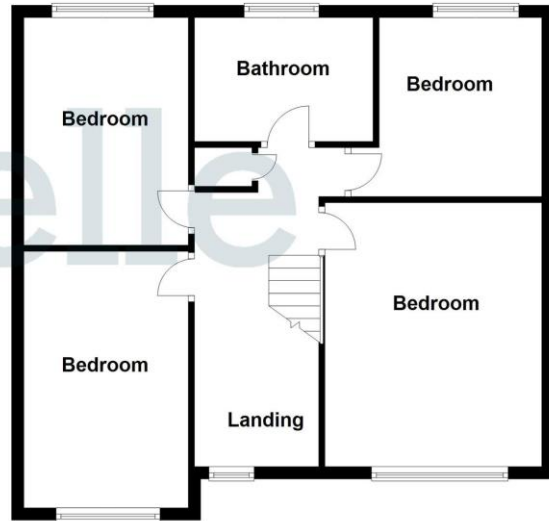
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Ground Floor



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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