



91 HIGH STREET

Dunmow, CM6 1AF

£675,000

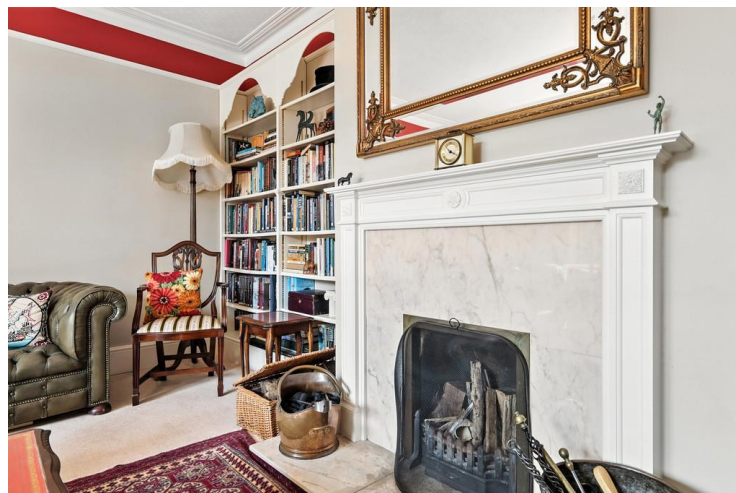


COMMERCIAL | RESIDENTIAL | LETTINGS

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- Detached Edwardian Family Home
- Three Double Bedrooms
- Oversized Garage With Sweeping Driveway Parking
- Generous Rear Garden
- Home Office
- Two Receptions & Study
- Kitchen/Breakfast Room
- Utility Room & Boot Room





Property Description

THE PROPERTY

Stunning Edwardian family home well situated within the town centre on a sought after road. This wonderful home is full of period features and has been bought upto date with en-suites and a lovely Kitchen/Breakfast Room. Properties like this are a rare find in Dunmow and in our opinion would genuinely make a special family home.

Located on an established road in centre of the thriving market town of Great Dunmow is this impressive three double bedroom detached Edwardian family home. The ground floor accommodation:- living room, kitchen/dining room, family room, study, utility room, boot room, cloakroom and entrance hall. On the first floor are two double bedrooms with en-suite facilities to the principal bedroom

and shower room. The second floor benefits from a further double bedroom and shower room. Externally the property boasts a oversized garage with a sweeping driveway, home office, enclosed rear garden and fantastic potential to extend subject to planning permission.

Property Information

Freehold
All main services connected.
Council Tax Band - E
EPC - E

THE LOCATION

Great Dunmow is an ancient Flich 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).

THE DETAILS

Entrance Hall - Sash window to side aspect, radiator, power points, stairs rising to the first floor landing, doors to.

Living Room - Bay Sash window to front aspect, feature fireplace with timber surround, radiator, power points, T.V point, picture rail, built dressers.

Kitchen/Dining Room - 5.83m x 3.61m (19'1" x 11'10") - Sash window to side aspect, base and eye level units with complimentary working surface over, inset 1 1/2 bowl sink with drainer unit, space for AGA, space for fridge/freezer, integrated dishwasher, radiator, inset spotlights, power points, part tiled walls, tiled flooring, windows to rear aspect, door to.

Family Room - 4.87m x 4.33m (15'11" x 14'2") - Two Velux windows, double glazed windows to rear aspect, tiled flooring, power points, T.V point, inset spotlights.

Utility Room - 2.83m x 1.71m (9'3" x 5'7") - Base and eye level units with Oak working surface over, space for washing machine, power points, tiled flooring, opening to.

Inner Hallway - Tiled flooring, door to garage, doors to.

Cloakroom - Sash window to rear aspect, tiled flooring, W.C, wash hand basin, radiator.

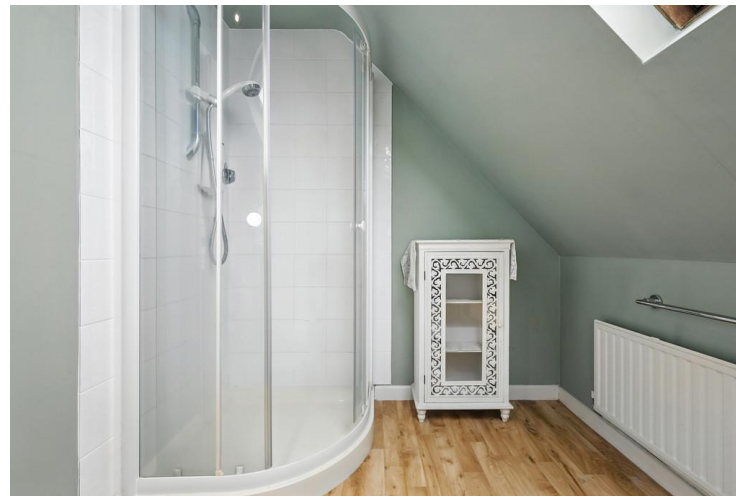
Boot Room - Butler sink, wall mounted boiler, radiator, tiled flooring, single door leading to the rear garden.

Study - 3.11m x 2.36m (10'2" x 7'8") - Sash window to rear aspect, radiator, power points, telephone point.

First Floor Landing - Sash window to side aspect, radiator,







power points, door to stairs rising to the second floor landing, doors to.

Principal Bedroom - 5.24m x 4.11m (17'2" x 13'5") - Sash bay window to front aspect, a range of built-in wardrobes, radiator, power points, T.V point, door to.

En-Suite - Sash window to front aspect, enclosed bath with mixer taps & shower attachment, W.C, wash hand basin with vanity cupboard below, W.C, heated towel rail, part wood panelled walls, tiled flooring.

Bedroom Three - 3.62m x 3.46m (11'10" x 11'4") - Sash window to rear aspect, a range of fitted wardrobes, radiator, power points.

Shower Room - Sash window to side aspect, enclosed shower with glass enclosure, wash hand basin with vanity unit below, W.C, part tiled walls, tiled flooring.

Second Floor Landing - Window to rear aspect, radiator, power points, doors to.

Bedroom Two - 4.25m x 3.94m (13'11" x 12'11") - Velux window to side aspect, port hole window to front aspect, a range of built-in wardrobes, radiator, power points, T.V point.

Shower Room - Velux window to side aspect, enclosed shower with glass enclosure, W.C, wash hand basin, radiator, wood effect flooring.

Generous Garden - To the rear of the property is a patio area with steps leading to a sunken central patio with lawn and circular water feature & fountain. A paved pathway leads to the detached home office and an additional seating area.

The garden benefits from a variety of mature shrub borders and flower beds. Side access is granted via a timber gate.

Home Office - 3.1m x 3.2m (10'2" x 10'5") - The home office benefits from power, lighting, wood effect flooring, shelving and window to front aspect.

Oversized Garage With Sweeping Driveway - 4.6m x 4.25m (15'1" x 13'11") - To the side of the property is an integral oversized garage with up & over door, power, lighting and single door to inner hallway. To the front of the garage and property is a sweeping block paved driveway providing parking for multiple vehicles. The driveway is bordered with mature hedging.



1ST FLOOR
650 sq.ft. (60.3 sq.m.) approx.



2ND FLOOR
370 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 2425 sq.ft. (225.3 sq.m.) approx.
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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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		



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