



HIGH STREET, GREAT DUNMOW TO LET

- 3 BEDROOM END OF TERRACE
- LARGE KITCHEN BREAKFAST ROOM
- DINING ROOM
- DOWNSTAIRS CLOAKROOM
- 3 LARGE DOUBLE BEDROOMS
- SHOWER ROOM
- LARGE GARDEN WITH ENTERTAINING PATIO
- SINGLE GARAGE
- PERIOD FEATURES
- LOCATED WITHIN TOWN CENTRE

We are pleased to offer this Victorian three bedroom property to let, located in the heart of Great Dunmow. The ground floor accommodation offers characterful living spaces of living room, separate dining room, large kitchen breakfast room, downstairs cloakroom and utility room. The first floor consists of 3 large double bedrooms, shower room and a family bathroom. There is a garage to the front of the property and off-street parking for at least 3 vehicles, and the rear garden has a large lawn area and an L-shaped entertaining patio area with access to the rear of the garage.





A pathway stepping up to a covered storm porch, leading to an obscure panel solid wooden front door opening onto:

Entrance Hall

A large and spacious entrance hall with ceiling lighting, a large under stairs storage cupboard, stairs rising to first floor landing, tiled flooring, fitted radiator, smoke alarm and doors to rooms:

Living Room 14'1" x 12'2" (4.29m x 3.71m)

With large feature bay window to front, wall mounted radiators, feature electric fireplace with stone hearth, ceiling lighting, fitted carpets, TV and power points can also be found.

Dining Room 12'2" x 11'8" (3.71m x 3.56m)

With window to rear, fitted radiator, fitted carpets and ceiling lighting.

Kitchen/Breakfast Room

A beautifully presented large kitchen and breakfast room comprising an array of eye and base level units and drawers with under cupboard display lighting, complimentary rolled work surfaces and tiled splash back, a free standing five ring gas hob with triple oven under, stainless steel extractor fan above, a 1 ½ bowl single drainer stainless steel sink unit with mixer tap, a large integrated fridge and freezer, integrated dishwasher, inset ceiling down lighters, two windows to the side, fitted radiator, TV point and opening on to:

Utility Room

Recess and plumbing for washing machine, fitted radiator, ceiling spotlights, window to rear, door to rear and door to:

Downstairs Cloakroom

With pedestal wash hand basin and mixer tap, close coupled WC, half tiled surround, tiled flooring, windows to rear, ceiling lighting and wall mounted boiler.

First Floor landing

With galleried landing, ceiling lighting, smoke alarm, fitted carpet and doors to rooms:

Master Bedroom - 14'1" X 12'2" (4.29m x 3.71m)

With large feature bay window to front, fitted radiator, ceiling lighting, fitted carpet and feature fireplace.

Shower Room

With walk-in double shower unit with tiled surround, pedestal wash hand basin with twin taps, close coupled WC, half tiled surround, tiled flooring, window to front, ceiling lighting and extractor fan.

Bedroom 2 - 12'2" x 11'8" (3.71m x 3.56m)

With feature fireplace, window to rear, fitted radiator, fitted carpet and ceiling lighting.

Family Bathroom

Comprising of a white suite, panel enclosed pea shaped bath with mixer tap and separate wall mounted power shower unit, full tiled surround, pedestal wash hand basin with mixer tap, close coupled WC, window to side, ceiling lighting, extractor fan and tiled flooring.

Bedroom 3 - 11'8" x 11'5" (3.56m x 3.48m)

With window overlooking rear garden, fitted radiator, fitted carpet and ceiling lighting.

OUTSIDE

Outside

The rear garden has a lawn space of approximately 30ft x 45ft with an entertaining L-Shaped patio area wrapping round the kitchen, with access to the rear of the garage enclosed by fencing and brick walling with mature shrubs and hedging. This is a beautiful outside space ideal for entertaining and recreation.



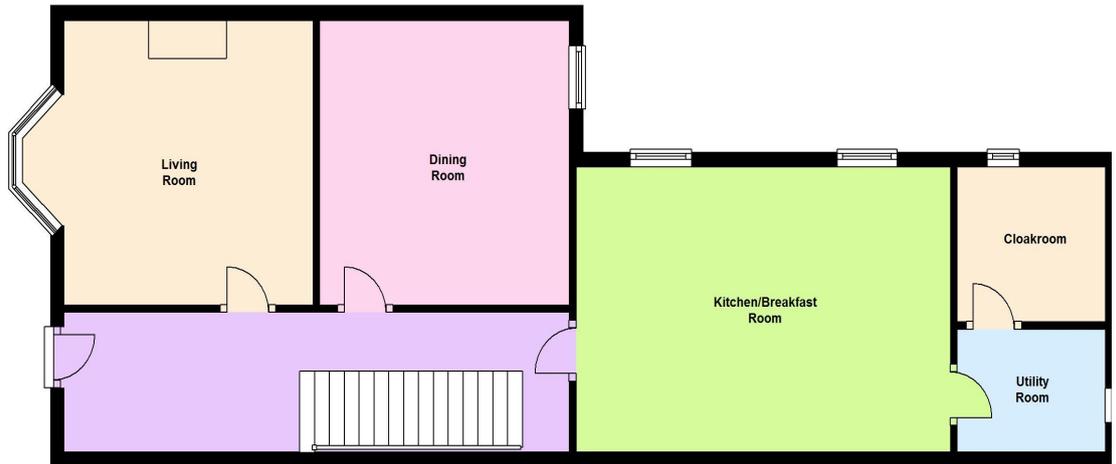
DETAILS

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

FLOOR PLAN

Ground Floor
Approx. 68.6 sq. metres (738.6 sq. feet)



First Floor
Approx. 58.9 sq. metres (633.5 sq. feet)

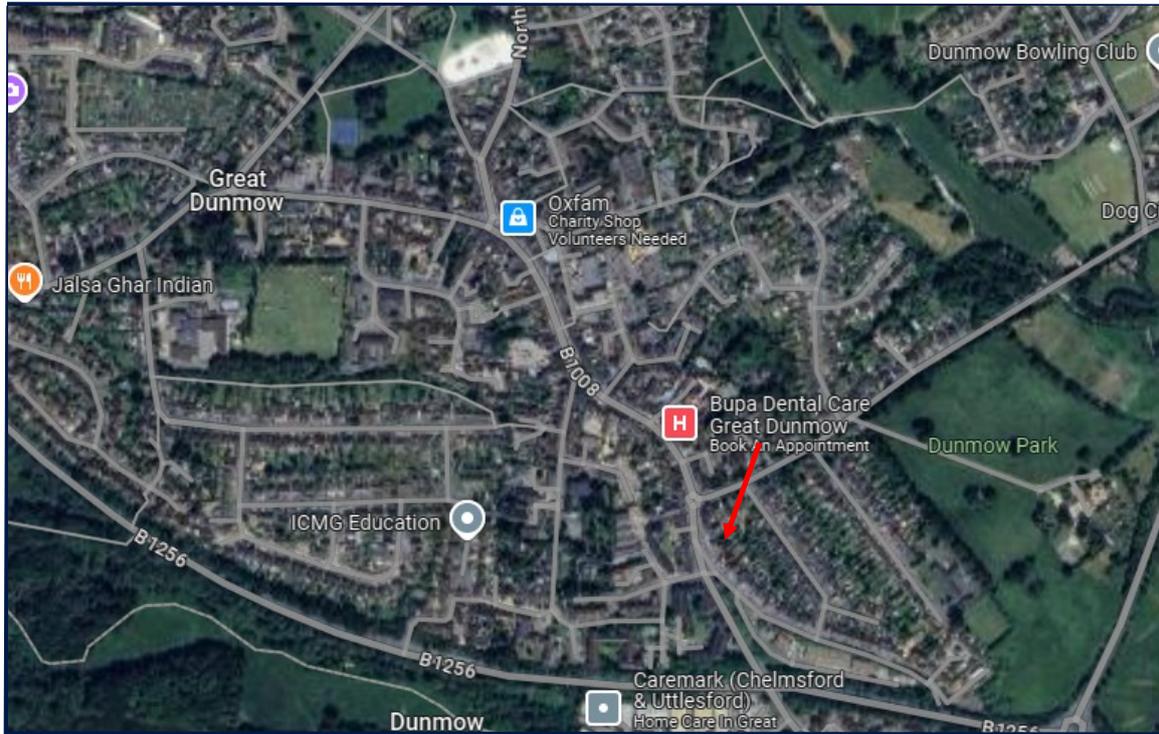


Total area: approx. 127.5 sq. metres (1372.1 sq. feet)

GENERAL REMARKS & STIPULATIONS

High Street is located within Great Dunmow town centre, which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities within walking distance. High Street, Great Dunmow is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

87 High Street, Great Dunmow, Essex, CM6 1AP

COUNCIL TAX BAND

Band D

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



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Are you a developer looking for an agent to market or value your site?