



Hibbert Drive | Dunmow | CM6 4AG

£1,500 Per Calendar Month

 clarknewman

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A WELL PRESENTED TWO DOUBLE BEDROOM MAISONETTE. Accessed via its own private front door, the property offers a ground floor double bedroom with en-suite shower room and stairs leading to the first floor. The first floor comprises of an open plan lounge/kitchen with built in appliances and balcony, a further double bedroom and a modern family bathroom suite. This property is available either fully furnished or unfurnished Mid-March. This is a non-smoking property and the landlord does not allow pets.

- Two Double Bedrooms
- Split Level Accommodation
- Well Presented Throughout
- Available Mid March
- Council Tax: B
- EPC Rating: C

Front

Shingle front, composite front door leading to downstairs entrance hall.

Entrance Hall

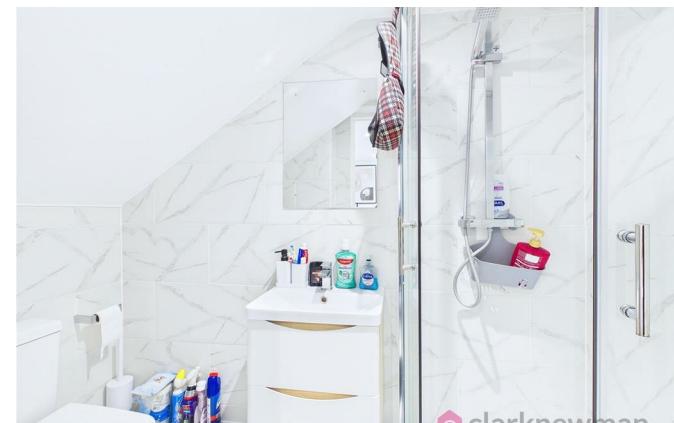
3'3" x 6'3" (1.01 x 1.92)

Composite door to front, internal door to bedroom, stairs to first floor, radiator to wall

Ground Floor Bedroom

8'10" x 17'7" (2.7 x 5.38)

Internal doors to entrance hall and en-suite, UPVC window to side aspect, radiator to wall.





En-suite

3'6" x 7'3" (1.07 x 2.21)

Fully tiled with WC, wall mounted basin with vanity unit, corner shower unit with thermostatic shower, towel rail to wall.

Landing

Stairs to ground floor, internal doors to lounge/kitchen, bedroom, family bathroom and storage cupbaord, UPVC window to rear aspect, radiator to wall

Lounge

13'4" x 13'9" (4.07 x 4.2)

Internal door to landing, UPVC french doors to balcony, UPVC window to rear aspect, 2 x radiators to wall, open plan to kitchen.

Kitchen

6'7" x 11'5" (2.03 x 3.5)

Open plan to lounge, range of wall and base units with built in appliances including gas hob with extractor fan above, electric double oven, fridge freezer, and washing machine. Wood effect laminate worktops,

First Floor Bedroom

11'7" x 10'8" (3.54 x 3.27)

Internal doors to landing and storage cupboard, UPVC window to front aspect, radiator to wall. Please note that we have used AI tools to declutter the bedroom, please view the virtual tour for a more accurate image.

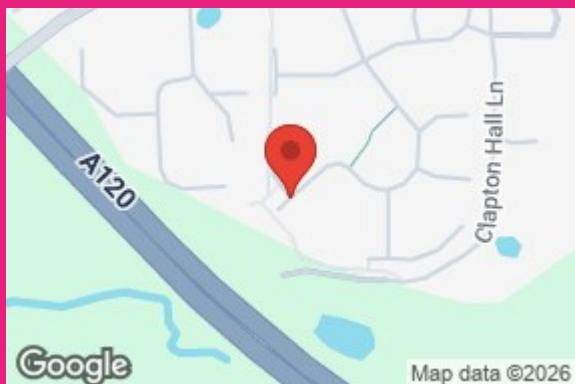
Bathroom

5'7" * 6'10" (1.71 * 2.1)

Internal door to landing, UPVC window to rear aspect, chrome heated towel rail to wall, white WC, pedestal sink, bath with glass shower screen and thermostatic shower above.

Local Area

Hibbert Drive is a quiet residential area in Great Dunmow, popular with families and within easy reach of the town centre and local amenities. Well-regarded schools nearby include Dunmow St Mary's Primary and Helena Romanes School. The area offers good road links via the A120 and M11, regular bus services, and rail connections from nearby Stansted and Braintree stations.



Floor 0

Floor 1

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Approximate total area⁽¹⁾
764 ft²
71.1 m²

Reduced headroom
4 ft²
0.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating			
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A	80	94
(81-81)	B		
(69-80)	C		
(55-68)	D		
(35-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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