

# PESTELL & Co

ESTABLISHED 1991



## HIGH STREET, GREAT DUNMOW

GUIDE PRICE – £675,000

- EDWARDIAN 3 DOUBLE BEDROOM DETACHED HOUSE
- LIVING ROOM WITH FEATURE FIREPLACE
- KITCHEN DINER
- FAMILY ROOM WITH FRENCH DOORS TO REAR GARDEN
- UTILITY ROOM & DOWNSTAIRS WC
- HOME OFFICE
- EN-SUITE TO PRINCIPAL BEDROOM
- OFF-STREET PARKING & GARAGE
- BEAUTIFULLY LANDSCAPED REAR GARDEN
- WALKING DISTANCE TO LOCAL AMENITIES

We are delighted to offer this well-presented Edwardian three double bedroom detached house, located in the heart of Great Dunmow. This property boasts characterful accommodation including a living room with feature bay window and fireplace, kitchen diner, family room with French doors to rear garden, home office, utility, downstairs cloakroom, en-suite to principal bedroom, built-in wardrobes to all bedrooms and 2 shower rooms. Externally, this property benefits from block-paved driveway parking for at least 4 vehicles, a garage with up-and-over door and a beautifully landscaped rear garden.

Viewing is highly advised.





With timber door opening into:

#### **Entrance Hall**

With stairs rising to first floor landing, sliding sash window to side, ceiling lighting, wall mounted radiator, cupboard housing wall mounted fuseboard, power points and doors to rooms.

#### **Living Room 18'2" into bay x 18'1"**

With large feature bay window to front with sliding wash windows, feature fireplace with surround and stone hearth, high ceiling with ornate cornice, lighting and ceiling rose, wall mounted radiator, TV and power points, built-in bookcase and storage, fitted carpet.

#### **Kitchen Diner 19'0" x 11'10"**

Comprising an array of eye and base level cupboards and drawers with complimentary walnut block effect worksurface and tiled splashback, 1 1/2 bowl single drainer porcelain sink unit with mixer tap, sliding sash window to side, recess for range oven or AGA, recess and power for large fridge freezer, integrated Neff dishwasher, integrated bin store, inset ceiling downlighting, understairs storage cupboard with lighting and water softener, tiled flooring, power points, door to inner lobby, further glazing and glazed twin doors leading to:

#### **Family Room 15'11" x 14'2"**

With Georgian bar French doors and sidelights leading out to rear garden, further ceiling lightwells with Velux windows, inset ceiling lighting, wall mounted radiators, TV and power points, tiled flooring.

#### **Utility**

Comprising eye and base level cupboards and drawers with complimentary solid oak block worksurface, recess, power and plumbing for washing machine, power point, ceiling lighting, tiled flooring, wall mounted radiator, further ceiling lightwell with Velux window, doors to:

#### **Cloakroom**

Comprising a close coupled WC, wall mounted wash hand basin with twin tap and tiled splashback, sliding sash window to rear, inset ceiling downlighting, wall mounted radiator, power point and tiled flooring.

#### **Inner Lobby**

With ceiling lighting, tiled flooring and doors to rooms.

#### **Boot Room**

With panel and glazed door to rear garden, wall mounted Vaillant boiler, ceiling lighting, wall mounted fuseboard, butler sink with twin tap and tiled splashback, wall mounted radiator, tiled flooring.

#### **Home Office 10'3" x 7'9"**

With sliding sash window to rear, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Door to:

#### **Internal Garage**

With up-and-over door, ceiling lighting, power points, space for additional fridge freezers, tumble dryers and storage.

#### **First Floor Landing**

With sliding sash windows to both front and rear aspects, ceiling lighting, airing cupboard with automatic lighting, stairs rising to second floor, fitted carpet, power points and doors to rooms.

#### **Bedroom 1 – 16'10" into bay x 13'6"**

With feature bay window to front with sliding sash windows, built-in double wardrobe with hanging rails and shelving within, inset ceiling downlighting, wall mounted radiator, TV and power points, fitted carpet, further wall-to-wall wardrobes with hanging rails and shelving, discrete door and archway into:

#### **En-suite**

Comprising a panel enclosed bath with mixer tap and shower attachment over, full-tiled surround with an additional integrated power shower with glazed shower screen, close coupled WC, vanity mounted wash hand basin with twin taps, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, wall mounted vanity lighting, obscure sliding sash window to front, wall mounted radiator, tile effect linoleum flooring.

#### **Bedroom 2 – 11'11" x 11'3"**

With sliding sash window to rear, ceiling lighting, wall mounted radiator, power points, built-in 4-door wardrobe with hanging rails and shelving within, fitted carpet.

#### **Family Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap and tiled splashback, close coupled WC, obscure sliding sash window to side, electric shaving point, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tile effect linoleum flooring.

#### **Second Floor Landing**

With sliding sash window to rear, ceiling lighting, fitted carpet, door to walk-in loft storage (approximately 33'8" in length housing cold water tank, lighting and storage).

#### **Bedroom 3 – 15'0" x 12'8"**

With porthole window to front, large Velux window to side, wall mounted radiator, TV and power points, fitted carpet built-in double wardrobe, access to further loft.

#### **Second Floor Family Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, Velux window to side, storage cupboard with immersion tank, wall mounted radiator, wood effect linoleum flooring.

# OUTSIDE

## The Front

The front of the property is approached via a block-paved driveway supplying off-street parking for at least 4 vehicles, all secluded with mature laurel beech hawthorn hedges, access to the covered porch and garage with personnel gate to side leading through to:

## Rear Garden

A beautifully landscaped garden with a variety of areas and levels, ideal for entertaining with beautiful well-stocked shrub and herbaceous flower beds, feature pond, outside lighting and water point, all retained via brick walling and close boarded fencing, to the rear of the garden there is a:

## Free-Standing Timber Home Office 10'6" x 7'0"

With power and lighting within, glazed doors and windows.



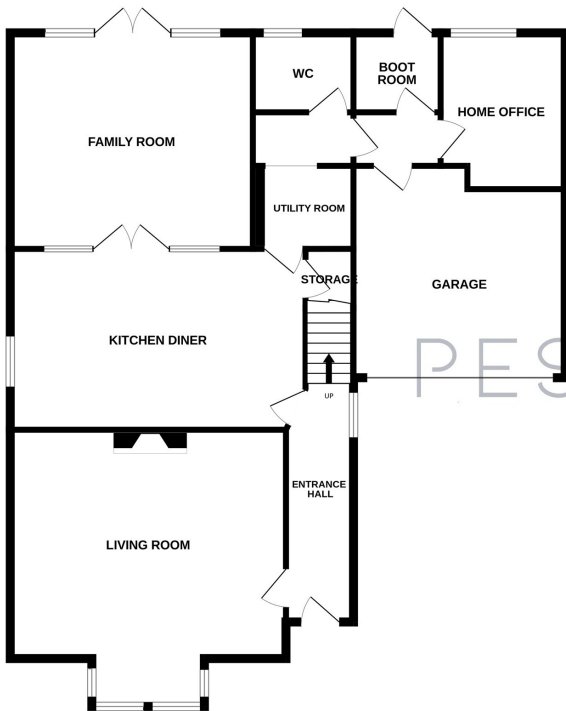
# DETAILS

## EPC

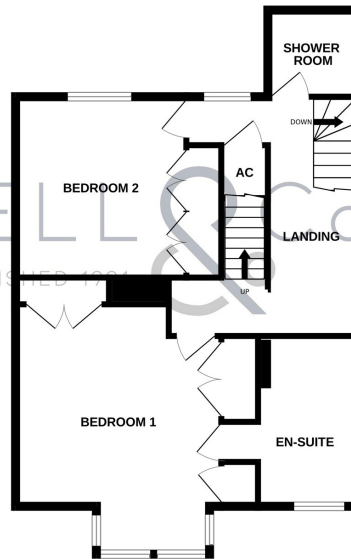
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

## FLOOR PLAN

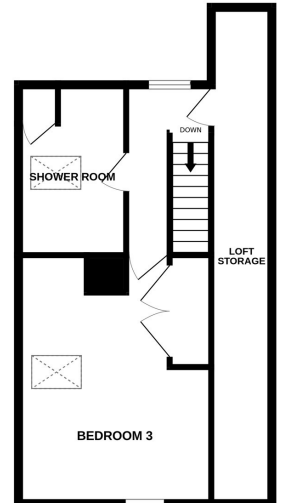
GROUND FLOOR  
1240 sq.ft. (115.2 sq.m.) approx.



1ST FLOOR  
654 sq.ft. (60.7 sq.m.) approx.



2ND FLOOR  
471 sq.ft. (43.7 sq.m.) approx.



TOTAL FLOOR AREA : 2365 sq.ft. (219.7 sq.m.) approx.

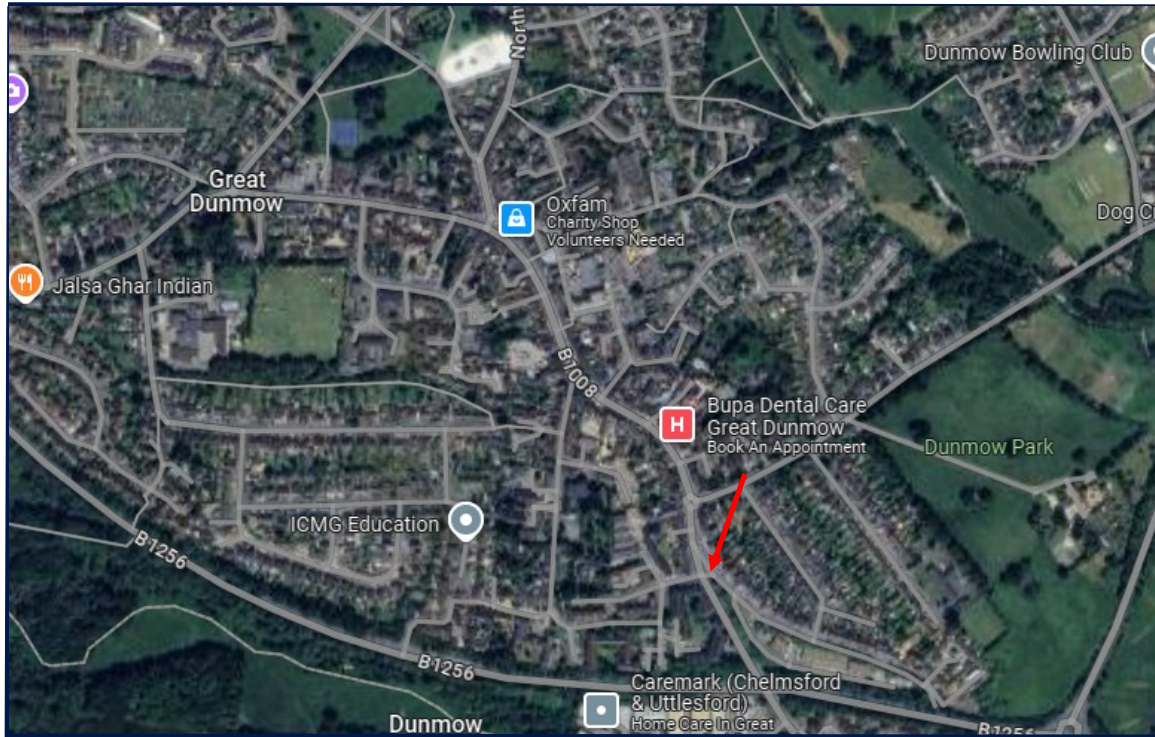
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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# 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

91 High Street, Great Dunmow, Essex, CM6 1AF

## COUNCIL TAX BAND

Band E

## SERVICES

Gas fired central heating, mains drainage and water

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information provided in this brochure is accurate as of the date 22/05/2026. 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!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

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