



26 WALDGROOMS

Dunmow, CM6 1DZ

£325,000

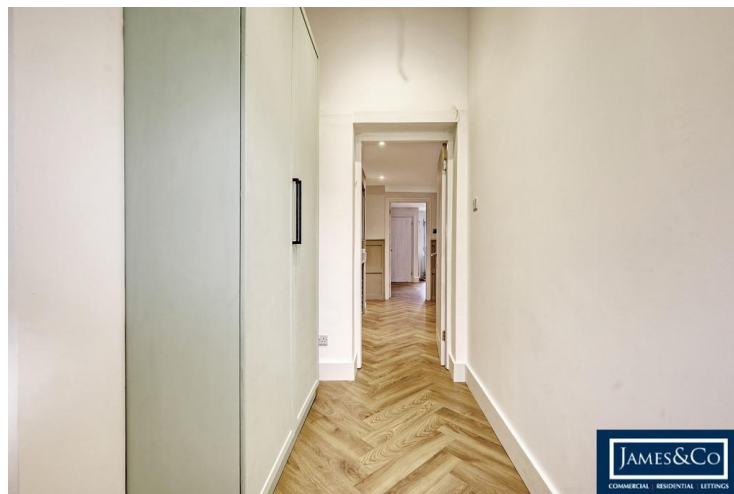


COMMERCIAL | RESIDENTIAL | LETTINGS

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- Three Bedrooms
- Nice Order Throughout
- Spacious Family Room
- Kitchen / Diner
- Ground Floor Cloakroom and Utility Area
- Front & Rear Gardens
- Short Walk Into the Town Centre
- Double Glazed and Mains Services





Property Description

THE PROPERTY

Well presented and renovated three bedroom property that would ideally suit a young family. Situated within a short distance of the town.

THE LOCATION

The property is well situated being a short walk from to the town centre and local schooling.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow, with independent schooling at Felsted. .

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

PROPERTY INFORMATION

Freehold.
Council tax Band C
EPC - C
All main services connected.

ENTRANCE HALL

FAMILY ROOM

22' 7" x 16' 11" (6.90m x 5.16m)

KITCHEN/DINER

16' 11" x 13' 11" (5.16m x 4.25m)

CLOAKROOM

UTILITY AREA

16' 11" x 5' 7" (5.16m x 1.72m)

FIRST FLOOR

LANDING

BEDROOM 1

12' 8" x 9' 2" (3.87m x 2.80m)

BEDROOM 2

11' 8" x 9' 2" (3.58m x 2.80m)

BEDROOM 3

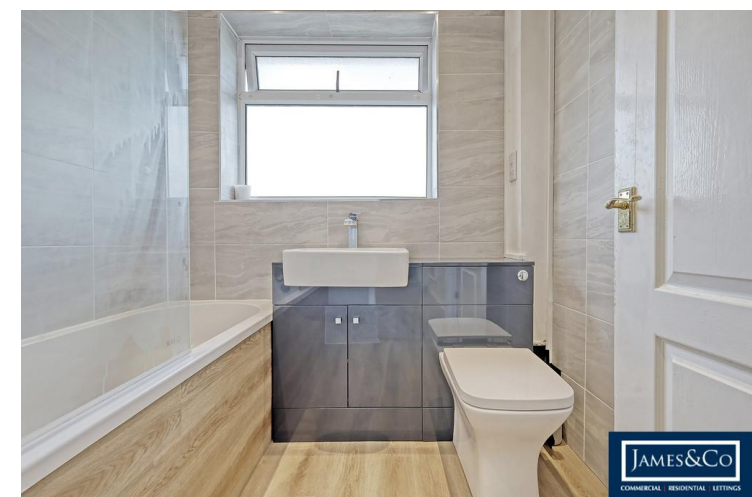
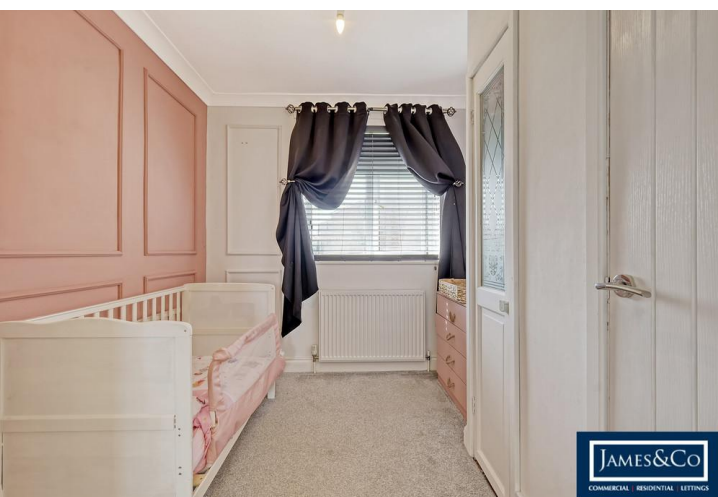
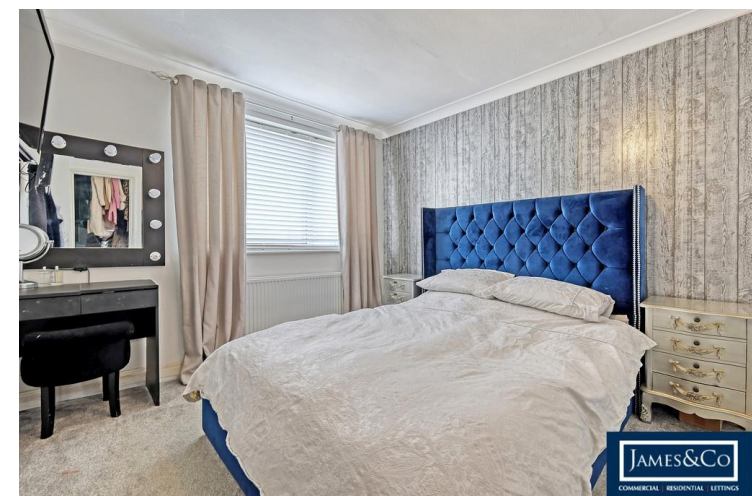
8' 11" x 8' 7" (2.72m x 2.63m)

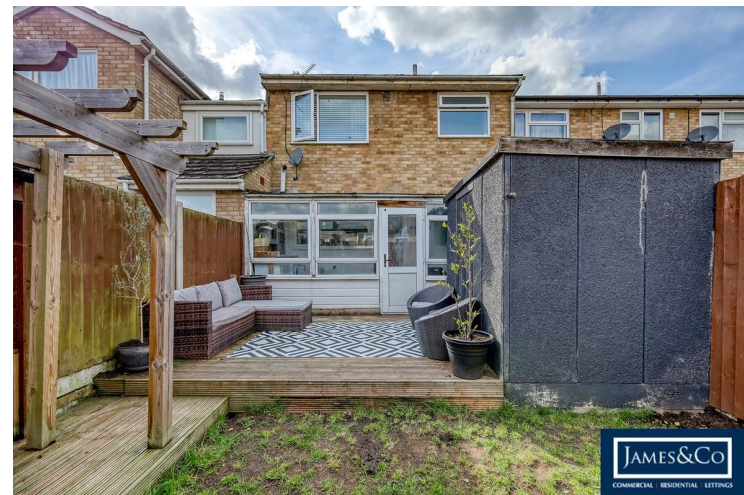
BATHROOM

OUTSIDE

The property benefits from front and rear gardens. There is off street casual parking near to the property.

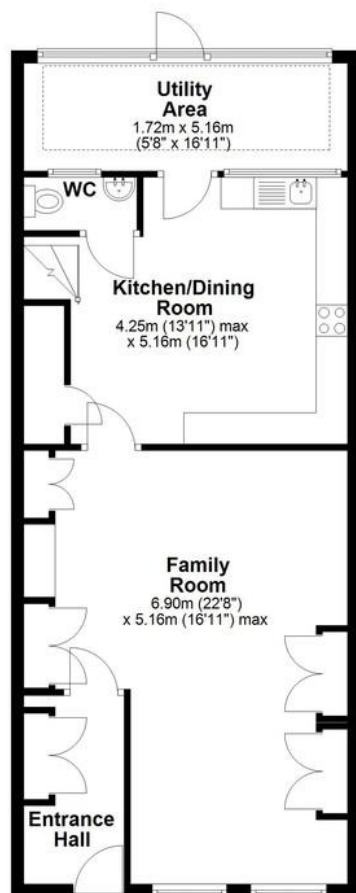






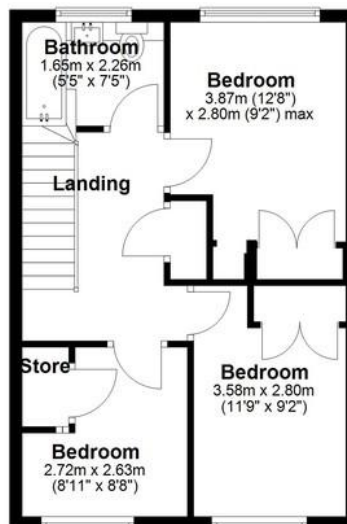
Ground Floor

Approx. 67.4 sq. metres (725.4 sq. feet)



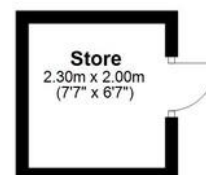
First Floor

Approx. 33.9 sq. metres (365.1 sq. feet)



Outbuilding

Approx. 4.6 sq. metres (49.5 sq. feet)



Total area: approx. 105.9 sq. metres (1140.0 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Waldgrooms, Great Dunmow

COUNCIL TAX BAND

Tax band C

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 for general guidance purposes only 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 | | 86 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

