



**Waldgrooms, DUNMOW, CM6 1DZ**

**welcome to**

**Waldgrooms, DUNMOW**

William H Brown are pleased to present this spacious and extended three-bedroom family home, situated at the end of a quiet cul-de-sac in the highly sought-after market town of Great Dunmow. Perfectly suited for families and first-time buyers alike,



### **Hallway/Boot Room**

Door leading to:-

### **Open Plan Lounge/Diner**

16' 10" x 12' 8" ( 5.13m x 3.86m )

Double glazed window to front. Two radiators.

### **Inner Hallway**

Stairs to first floor. Under stairs cupboard. Wood laminate flooring.

### **Ground Floor Cloakroom**

Obscure double glazed window. Hand wash basin.

Low level WC. Tiled flooring.

### **Kitchen / Diner**

13' 6" x 10' 4" ( 4.11m x 3.15m )

Double glazed window and door to rear garden.

Range of matching base and eye level units with work surface over incorporating a sink drainer.

Plumbing and space for washing machine. Integrated oven. Four ring gas hob. Over head extractor fan.

Space for fridge freezer. Breakfast bar covering a large space for an undercover fridge/freezer.

Radiator.

### **First Floor Landing**

Loft access. Airing cupboard.

### **Bedroom One**

13' 8" x 10' 4" ( 4.17m x 3.15m )

Double glazed window to rear. Radiator.

### **Bedroom Two**

12' x 8' 9" ( 3.66m x 2.67m )

Double glazed window to front. Radiator.

### **Bedroom Three**

9' 11" x 7' 8" ( 3.02m x 2.34m )

Double glazed window to front. Radiator.

### **Bathroom**

1' x 1' ( 0.30m x 0.30m )

Obscure double glazed window. Side panel bath with shower attachment and electric shower unit. Hand wash basin. Low level WC. Heated towel rail. Tiled walls and flooring.

### **Exterior**

The front garden is paved with a low level wall.

Parking space. Enclosed rear garden and a an outbuilding. Gated rear access.



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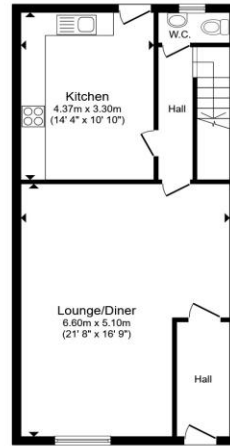
welcome to

## Waldgrooms, DUNMOW

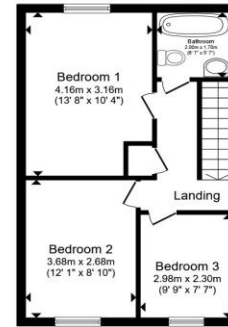
- Extended Three Bedroom House
- Quiet Cul-De-Sac
- Ground Floor Cloakroom
- Double Glazing
- Gas Central Heating

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

offers in the region of  
**£325,000**



Ground Floor



First Floor

Total floor area 97.1 m<sup>2</sup> (1,045 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BTR110375 - 0008

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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