



47 THE MALTINGS

DUNMOW, CM6 1BY

£535,000

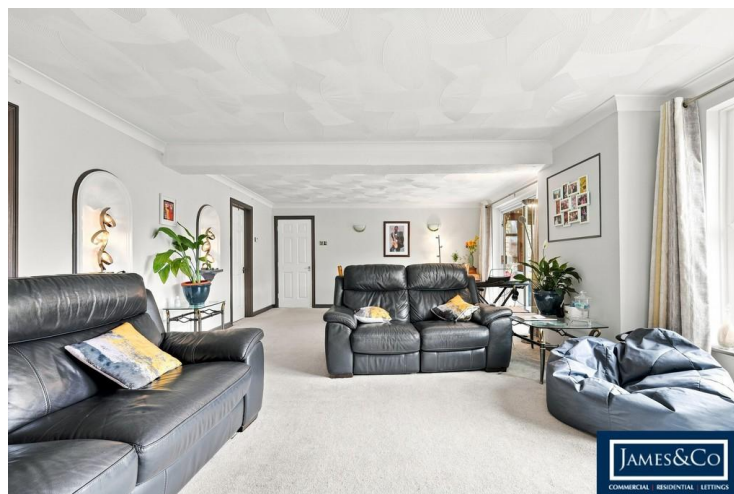


COMMERCIAL | RESIDENTIAL | LETTINGS

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- Four / Five Bedrooms
- Two / Three Reception Rooms
- Including Huge Living Room
- Overlooking the Recreation Ground
- Garage and Parking
- Well Fitted Kitchen and Separate Utility Room
- Attractive Gardens
- Two Home Offices or Further Bedrooms or Hobby Rooms





Property Description

THE PROPERTY

Detached family home located within walking distance of the town centre and situated within an enviable position overlooking the recreation ground.

The property benefits from a thoughtful layout including a HUGE living room with two home offices or further bedrooms off of it. Attractive garden plus a garage and parking.

Freehold

Council Tax - E

All main services connected

EPC - D

THE LOCATION

The property is situated within a short walk to the town centre overlooking the recreation ground.

Great Dunmow is an ancient Flitch town and is particularly a popular location with commuters, situated between Bishop's Stortford, Braintree and Chelmsford.

Road travel to London is well serviced by the M11 (Junction 8) which is easily accessed by the A120 bypass, which also links to London Stansted Airport and the Stansted Express (5 miles) with a rail service to London Liverpool Street in approximately 35 minutes.

There are a number of schools in the area including Felsted Private School (within 4.5 miles), New Hall Independent School (within 13 miles) Bishop's Stortford College (10.6

miles), two outstanding schools in Chelmsford: Chelmsford County High School for Girls and King Edward VI Grammar School (both within around 13 miles) and Chelmsford County High School for Girls (12.7 miles).

Great Dunmow enjoys quality shopping and schooling facilities and is itself a thriving town. Chelmsford city has a wider variety of shops with a pedestrianised centre, together with an area known as Bond Street which includes John Lewis and many other independent and quality branded shops.

Bishop's Stortford – 10 miles (London Liverpool Street from 38 minutes, Cambridge from 30 minutes), Chelmsford – 14.7 miles, Stansted Airport – 7.7 miles. (Distances and times are approximate).

ENTRANCE HALL

CLOAKROOM

UTILITY ROOM

8' 2" x 8' 0" (2.50m x 2.45m)

KITCHEN

11' 3" x 9' 10" (3.45m x 3.00m)

LIVING ROOM / DINING ROOM

24' 7" x 15' 1" (7.50m x 4.62m)

BEDROOM 4 / HOME OFFICE

12' 7" x 10' 4" (3.84m x 3.15m)

STUDY / MUSIC ROOM / HOBBY ROOM

10' 5" x 8' 0" (3.20m x 2.45m)

CONSERVATORY

12' 7" x 7' 8" (3.86m x 2.36m)

FIRST FLOOR

LANDING

BEDROOM 1

13' 10" x 11' 5" (4.24m x 3.50m)

EN SUITE

BEDROOM 2

13' 10" x 8' 6" (4.24m x 2.60m)

BEDROOM 3

12' 0" x 8' 6" (3.68m x 2.60m)

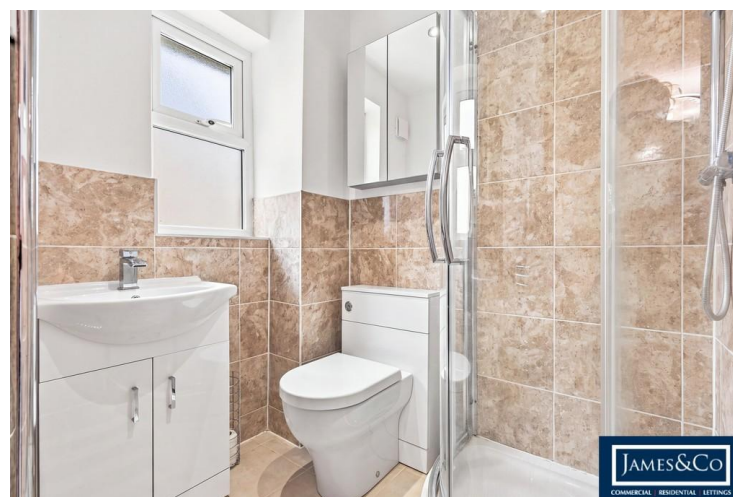
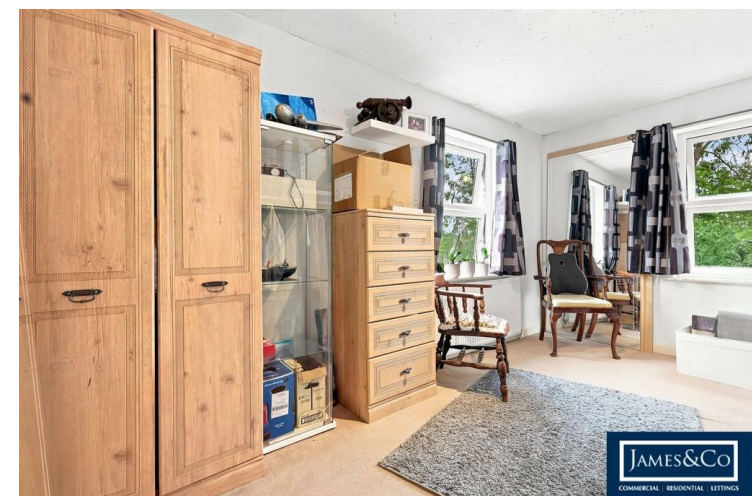
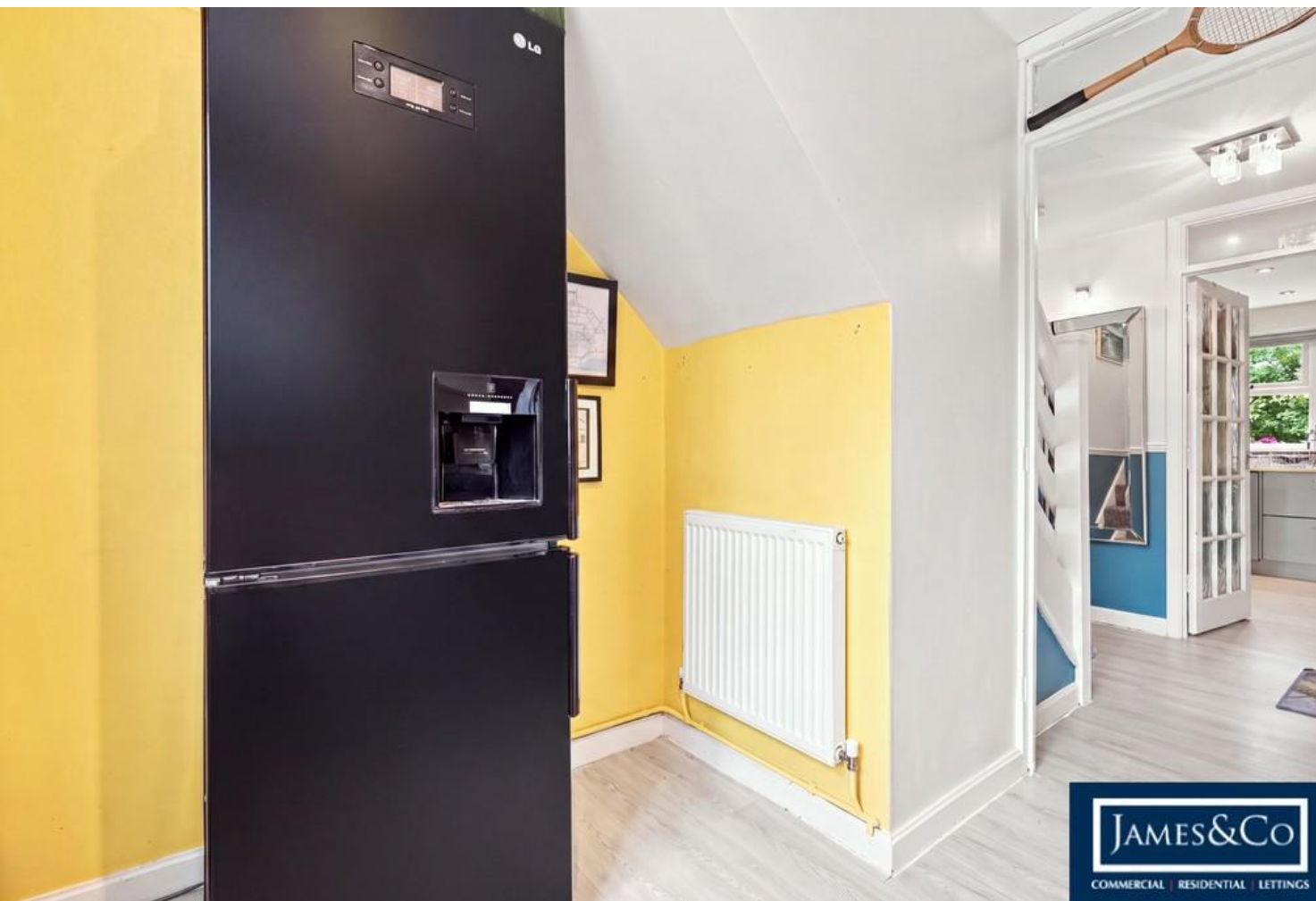
BATHROOM

GARAGE AND DRIVEWAY

GARDENS

Attractive well stocked garden with a mixture of flower and shrub borders and patio areas.







COUNCIL TAX BAND

Tax band E

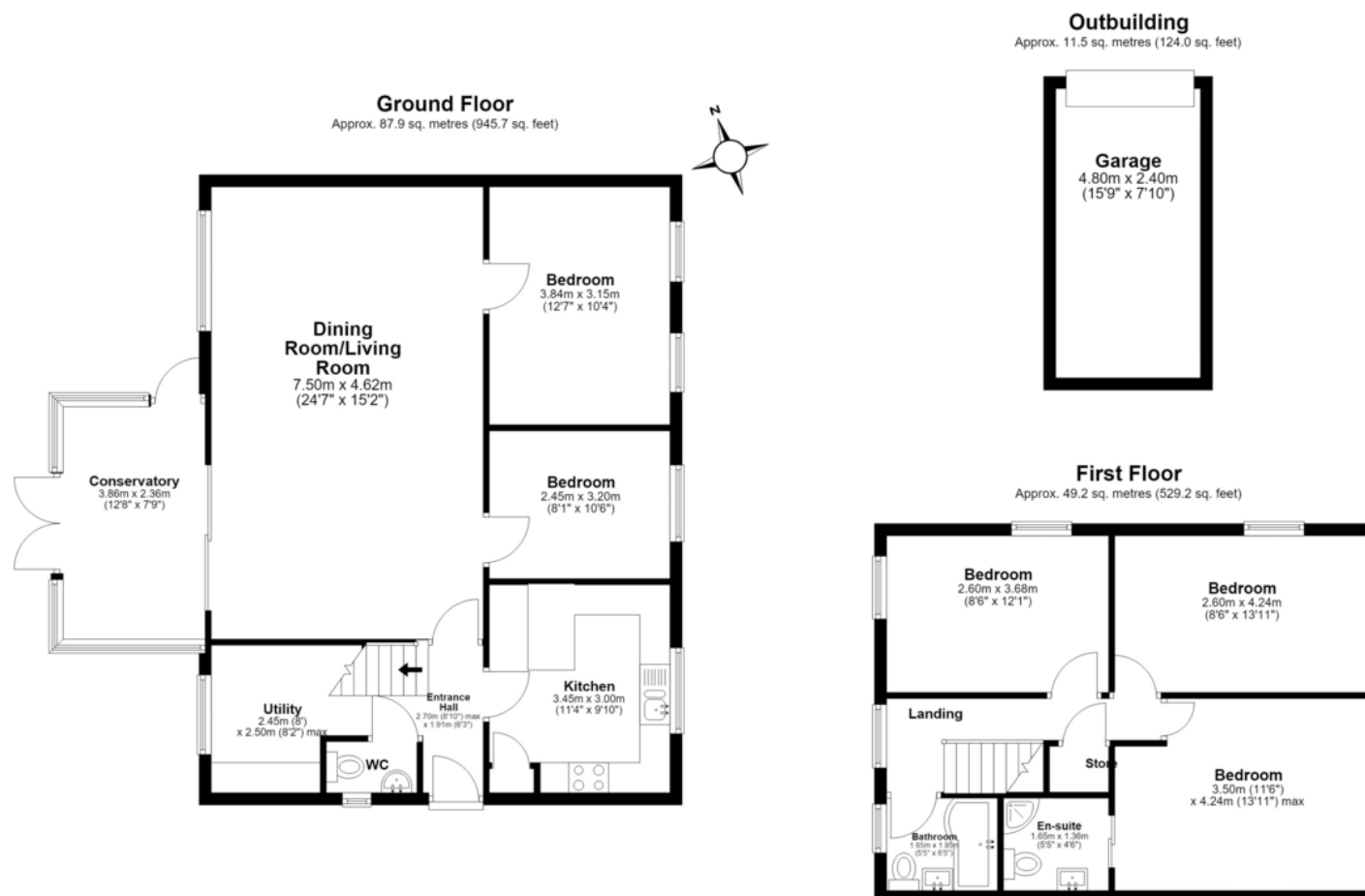
TENURE

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



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The Maltings

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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