

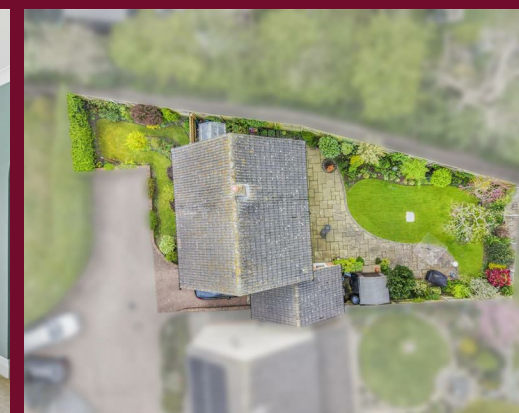


GROUND FLOOR  
557 sq.ft. (51.8 sq.m.) approx.

1ST FLOOR  
557 sq.ft. (51.8 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 sq.m.) approx.  
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#### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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**GODFREY WAY, DUNMOW, ESSEX, CM6 2SE**

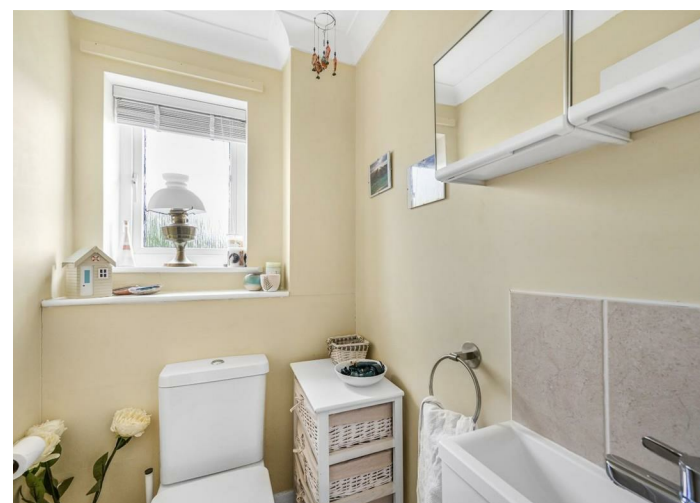
**OFFERS OVER £425,000**



**GODFREY WAY  
DUNMOW  
ESSEX  
CM6 2SE**

*Situated in a peaceful cul-de-sac just off a well-established residential road, and within easy walking distance of Great Dunmow town centre, this attractive three-bedroom detached family home is beautifully presented throughout. The ground floor offers a welcoming entrance hall leading to a bright and comfortable living room, along with a spacious kitchen/dining room—ideal for both everyday family life and entertaining. Upstairs, the property features three well-proportioned bedrooms and a modern family bathroom and a separate cloakroom. Outside, the home benefits from established front and rear gardens, providing a pleasant outdoor space, as well as a single garage and driveway parking.*





### Entrance Hall

Accessed via a UPVC front door:- UPVC double glazed window to side aspect, stairs rising to the first floor landing, radiator, power points, wood effect flooring, doors to.

### Living Room

18'0" x 13'0" (5.49 x 3.97)

UPVC double glazed windows to multiple aspects, feature open fireplace with timber surround, radiator, power points, T.V point, door to.

### Dining Area

10'1" x 9'10" (3.09 x 3.01)

UPVC double glazed window to side aspect, UPVC double glazed full height window to rear aspect, UPVC double glazed French doors leading to the rear garden, radiator, power points, opening to.

### Kitchen

14'3" x 9'4" (4.36 x 2.85)

UPVC double glazed window to rear aspect, UPVC double glazed single door leading to the rear garden, base and eye level units with complimentary working surfaces over with breakfast bar area, inset 1 1/2 bowl sink with drainer unit, space for freestanding cooker with extractor over, space for washing machine, space for dishwasher, space for fridge/freezer, part tiled walls, wood effect flooring, power points.

### First Floor Landing

UPVC double glazed window to side aspect, radiator, power points, doors to.

### Principal Bedroom

13'3" x 11'0" (4.06 x 3.36)

UPVC double glazed windows to multiple aspects, radiator, power points, a rang of fitted wardrobes, built-in wardrobe over stairs.

### Single Garage With Driveway Parking

To the side of the property is a single garage with up & over door, power, lighting, a pitched roof for storage and single door to side aspect. To the front of the garage is driveway parking.

### Town Summary

This market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flich Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flich of bacon.

- Peacefully Located In A Quiet Cul-De-Sac
- Within Walking Distance To Great Dunmow Town Centre
- Well-Presented Three Bedroom Detached Family Home
- Spacious And Bright Living Room
- Modern Kitchen/Dining Room Ideal For Entertaining
- Welcoming Entrance Hall
- Family Bathroom
- Separate Cloakroom
- Established Front And Rear Gardens
- Single Garage With Driveway Parking





**Bedroom Two**

13'1" x 9'6" (4.01 x 2.9)

UPVC double glazed window to front aspect, radiator, power points.

**Bedroom Three**

11'10" x 9'6" (3.61 x 2.91)

UPVC double glazed windows to multiple aspects, radiator, power points.

**Bathroom**

UPVC double glazed opaque window to rear aspect, enclosed bath with mixer taps & shower attachment, Separate shower over with glass enclosure, wash hand basin, W.C, radiator, fully tiled walls, wood effect flooring, inset spotlights, extractor fan.

**Cloakroom**

UPVC double glazed opaque window to rear aspect, W.C, wash hand basin with vanity unit below, wood effect flooring.

**Gardens**

To the rear of the property is a patio area that opens onto the main lawn, bordered by a variety of mature shrubs and trees. The garden also features well-stocked flower beds, side access via a timber gate, and a timber shed. To the front, there is a lawned garden complemented by an assortment of mature shrubs and established flower beds.

