



## THE MALTINGS, GREAT DUNMOW

GUIDE PRICE – £220,000

- NO ONWARD CHAIN
- 1 DOUBLE BEDROOM SEMI-DETACHED HOUSE
- OPEN PLAN LIVING & KITCHEN ROOM
- DOUBLE BEDROOM WITH LARGE STORAGE CUPBOARD
- COUNCIL TAX BAND B
- THREE PIECE BATHROOM
- TANDEM LENGTH PARKING FOR 2 VEHICLES
- FRONT GARDEN WITH LAWN, PATIO AND MATURE FLOWER BEDS
- CLOSE PROXIMITY TO RECREATIONAL GROUND AND TOWN CENTRE



We are pleased to offer this rarely available 1 double bedroom house in Great Dunmow, which is ideally located within close proximity to the High Street and the recreational ground. This property offers an open plan kitchen and living room, one double bedroom with large storage cupboard, three piece family bathroom, tandem length parking for 2 vehicles and a front garden enjoying lawn, patio and mature flower beds.

Viewing is highly advised.







With uPVC panel and obscure glazed front door opening into:

### **Open Plan Kitchen & Living 14'10" x 14'10"**

With window to front, kitchen area comprising eye and base level cupboards with stone effect worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, recess power and plumbing for fridge, freezer and washing machine, recess and power for free-standing oven, ceiling lighting, tiled and wood effect laminate flooring, wall mounted radiator, TV and power points, stairs rising to:

### **First Floor Landing**

With ceiling lighting, power point, storage cupboard with hanging rail and shelving, further storage cupboard housing wall mounted gas combination boiler, doors to rooms.

### **Bedroom – 11'6" x 9'10"**

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, large over stairs storage cupboard.

### **Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, further wall mounted shower, pedestal wash hand basin with twin tap, tiled surround, close coupled WC, wall mounted radiator, obscure window to front, ceiling lighting, linoleum flooring.



# OUTSIDE

## The Front

The front of the property is approached via a shared parking court where the property enjoys tandem length allocated parking for 2 vehicles, paved pathway and steps leading to storm porch and front door, lawn and patio area with mature flower beds. The property is discretely located within The Maltings with a tree-lined perimeter and pathway leading to both the recreational ground and town centre.





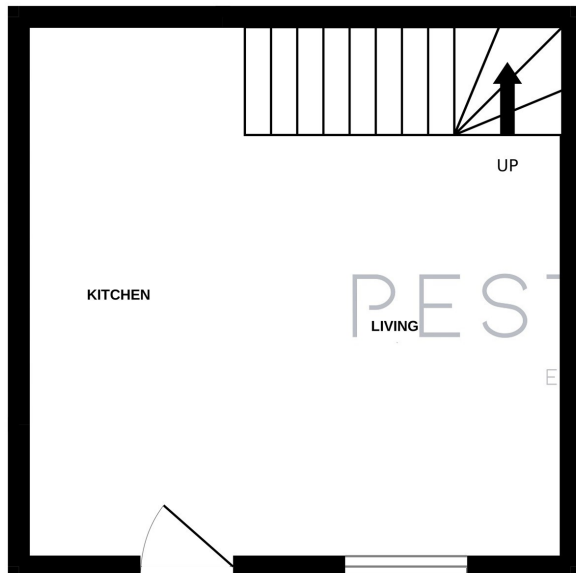
# DETAILS

EPC

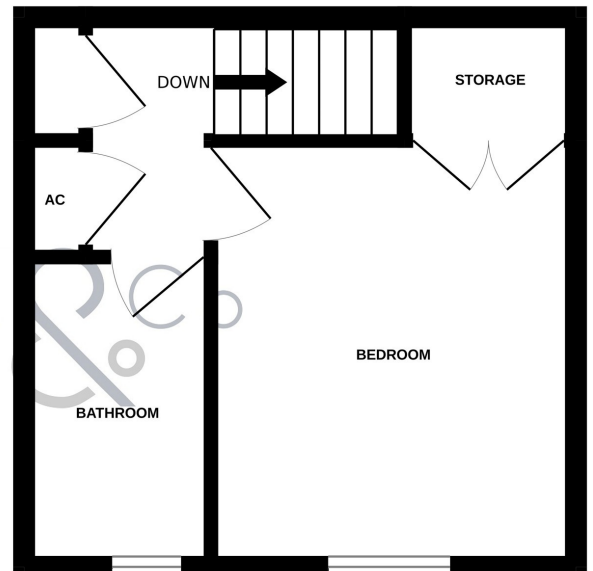
TO FOLLOW

## FLOOR PLAN

GROUND FLOOR  
220 sq.ft. (20.4 sq.m.) approx.



1ST FLOOR  
220 sq.ft. (20.4 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.9 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

The Maltings is located within Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. The Maltings 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

81 The Maltings, Great Dunmow, Essex, CM6 1BY

## COUNCIL TAX BAND

Band B

## SERVICES

Gas fired central heating, mains electricity and water

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information provided in this brochure is accurate as of the date 01/08/2026. 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

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