



3 LABURNUM ROAD

Dunmow, CM6 1GN

£350,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Two Bedrooms
- Ground Floor Cloakroom
- Conservatory
- Allocated Parking For Two Cars
- Popular Location
- Attractive Garden
- Close To Tesco and Primary School
- No Onward Chain





Property Description

THE PROPERTY

A super two bedroom property with a conservatory situated on the ever popular and award winning 'Woodlands Park' allocated parking for two cars and a ground floor cloakroom.

Freehold

Council Tax Band C

EPC Awaiting

All main services connected

THE LOCATION

Great Dunmow is an ancient Fitch 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

LOUNGE/DINER

14' 7" x 11' 3" (4.45m x 3.45m)

CONSERVATORY

12' 4" x 7' 0" (3.77m x 2.15m)

KITCHEN

7' 8" x 8' 2" (2.34m x 2.50m)

FIRST FLOOR

LANDING

BEDROOM 1

14' 7" x 11' 10" (4.45m x 3.63m)

BEDROOM 2

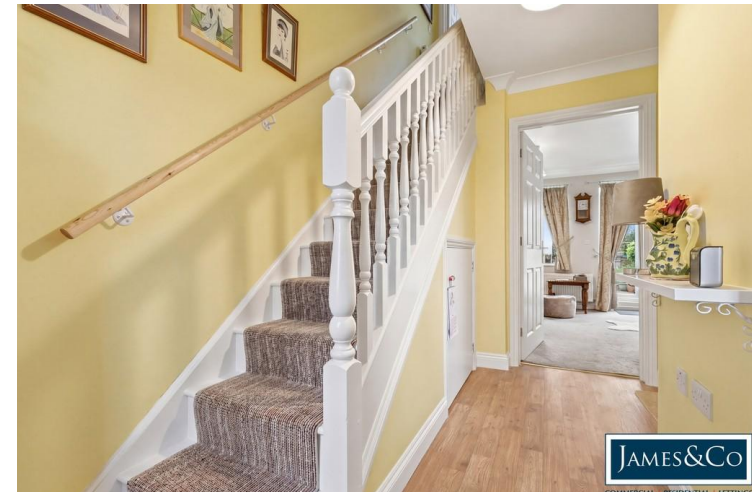
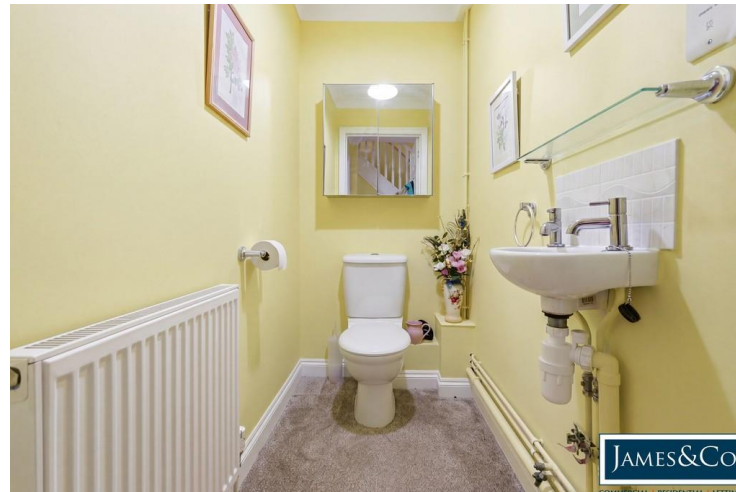
11' 3" x 7' 4" (3.43m x 2.25m)

SHOWER ROOM

GARDEN

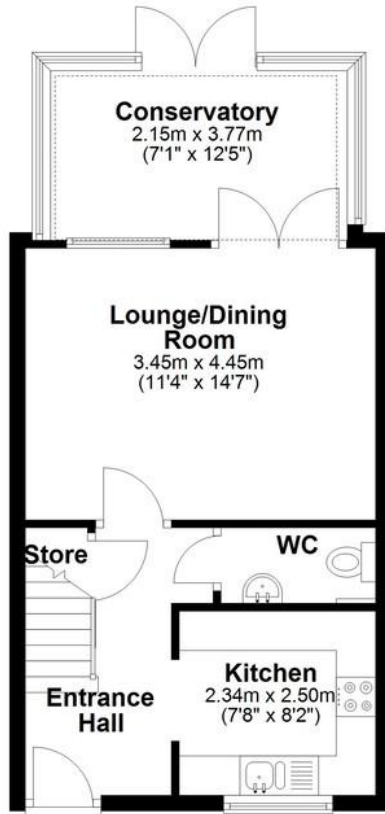
Attractive rear garden well stocked with flower and shrub borders.

ALLOCATED PARKING FOR TWO CARS



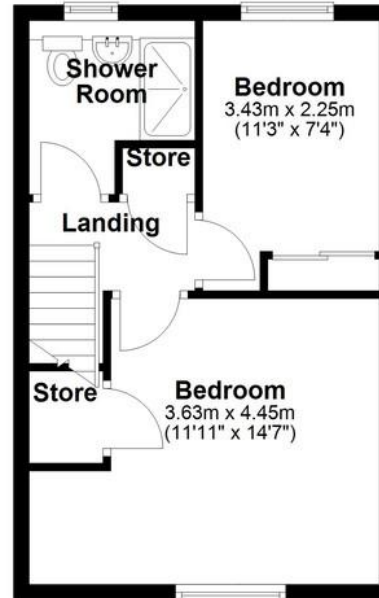
Ground Floor

Approx. 39.4 sq. metres (424.6 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.2 sq. feet)



Total area: approx. 71.3 sq. metres (767.7 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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp.□

Laburnam Road, 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

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

