

PESTELL & Co

ESTABLISHED 1991



THE AVENUE, GREAT DUNMOW

GUIDE PRICE – £335,000

- 3 BEDROOM MID-TERRACED HOUSE
- LARGE LIVING ROOM
- KITCHEN
- CONSERVATORY WITH FRENCH DOORS TO REAR GARDEN
- GROUND FLOOR BATHROOM
- FEATURE BAY WINDOW TO BEDROOM 1
- SHOWER ROOM
- ON-STREET PARKING
- 50FT IN LENGTH REAR GARDEN
- WALKING DISTANCE TO GREAT DUNMOW TOWN CENTRE

We are pleased to offer this 3 bedroom mid-terrace family home situated in a quiet residential road. The ground floor accommodation comprises of a kitchen, living room with large understairs storage cupboard, conservatory with French doors to rear garden and a ground floor bathroom. The first floor accommodation consists of 3 bedrooms and a shower room. Externally, this property enjoys on-street parking and a rear garden, which is approximately 50ft in length and is laid primarily to lawn. Conveniently located with easy access to the amenities of Great Dunmow town centre.





With composite panel and obscure glazed door opening into:

Entrance Hall

With fitted carpet, stairs rising to first floor landing, ceiling lighting, door through to:

Living Room 12'5" x 11'7"

With bay window to front, decorative fireplace, ceiling lighting, TV point, wall mounted radiator, understairs storage cupboard, fitted carpet, door through to:

Kitchen

Comprising eye and base level units and drawers with stone effect rolled worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, 4-ring stainless steel gas hob with twin oven under, recess power and plumbing for washing machine, ceiling lighting, wood effect laminate flooring, window and door to conservatory and further door to:

Ground Floor Bathroom

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

Conservatory 14'0" x 12'2"

With brick-built sides, uPVC double glazed windows and French door to rear garden, glazed with uPVC roof structure, wall mounted radiators, power points, water and power for washing machine or dishwasher, wood effect flooring, wall mounted lighting.

First Floor Landing

With access to loft, ceiling lighting, fitted carpet, doors to rooms.

Bedroom 1 – 11'7" x 9'3"

With feature bay window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 2 – 11'7" x 8'0"

With window to rear, ceiling lighting, power points, wall mounted radiator, fitted carpet.

Bedroom 3 – 8'6" x 7'2"

With window to rear, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Shower Room

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, inset ceiling downlighting, extractor fan, linoleum flooring.

OUTSIDE

The Front

The front of the property is laid to lavender slate with pathway to front door, on-street parking, conveniently located with easy access to the amenities of Great Dunmow town centre.

Rear Garden

The rear garden is approximately 50ft in length laid to lawn with pathway, all retained by close boarded fencing.



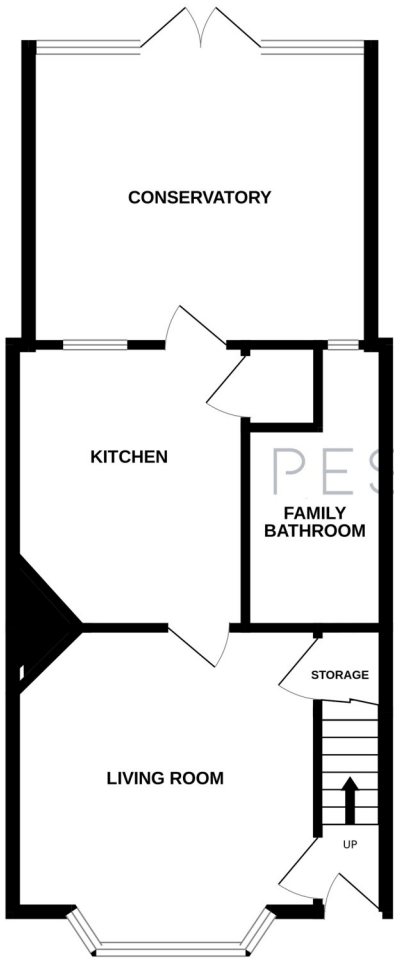
DETAILS

EPC

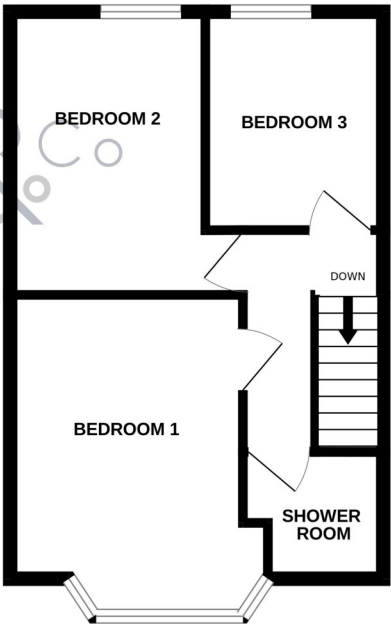
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
527 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
363 sq.ft. (33.7 sq.m.) approx.

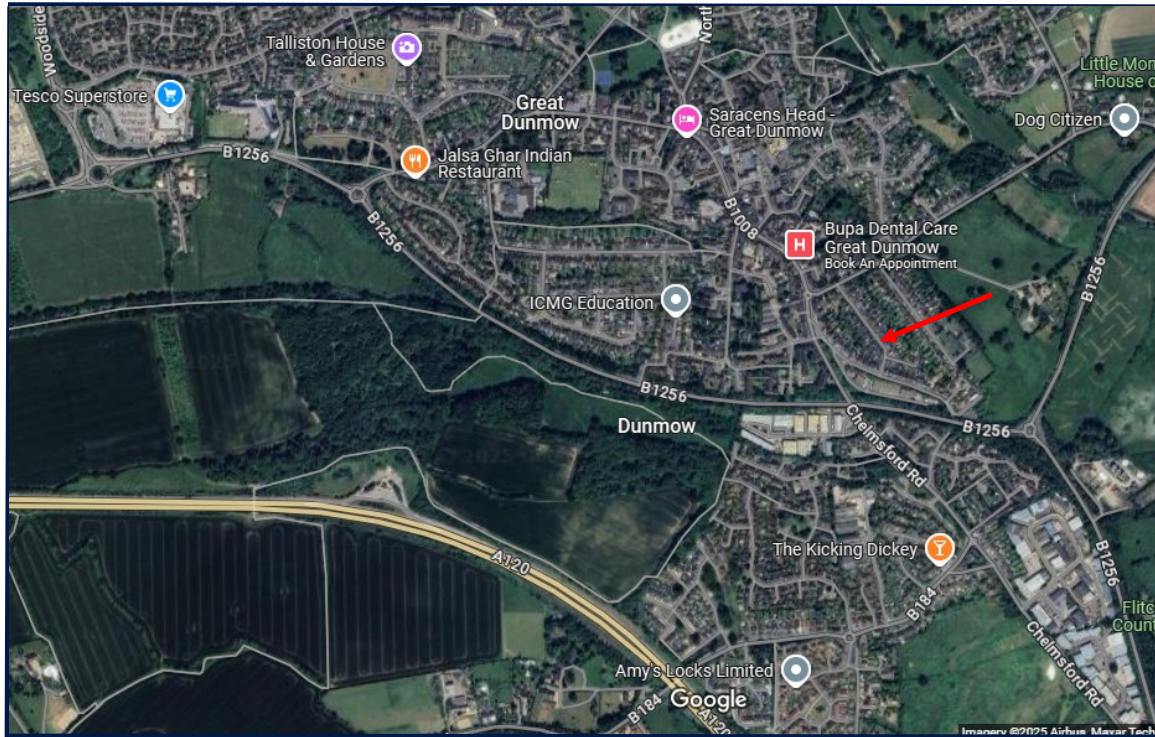


TOTAL FLOOR AREA : 890 sq.ft. (82.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 Avenue is located within Great Dunmow, which offers schooling for both Junior and Senior year groups, boutique shopping and recreational facilities within walking distance. Dunmow 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

35 The Avenue, Great Dunmow, Essex, CM6 1BQ

COUNCIL TAX BAND

Band C

SERVICES

Gas fired central heating, mains electric, drainage and water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 27/01/2026. 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.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?