



25 ALMOND ROAD

Dunmow, CM6 1XU

£375,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Superbly Presented Family Home
- Three Bedrooms with Master En Suite
- Ground Floor Cloakroom
- Garage and Parking
- Well Situated within the Award Winning 'Woodlands Park'
- Front & Rear Garden
- Popular Style with Great Layout
- Fitted Wardrobes and Understairs Storage





Property Description

THE PROPERTY

Well situated three bedroom - two bathroom family home presented in superb order throughout with the benefit of a garage and parking.

The current vendors have lived at the property from new and have cherished this family home. It now time for them to move on with their family.

They have well maintained and improved the property adding understairs storage and fitted wardrobes together with laminate flooring.

This represents a superb opportunity to purchase a loving family home in a fantastic location.

Freehold
Council Tax Band D
EPC - B
All main services connected

THE LOCATION

This wonderful property presented in showroom condition is ideally situated on the ever popular and award winning 'Woodlands Park' and within easy reach of all the amenities.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow,

with independent schooling at Felsted. .

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

ENTRANCE HALL

CLOAKROOM

KITCHEN

8' 0" x 7' 8" (2.44m x 2.34m)

LOUNGE

14' 3" x 11' 0" (4.35m x 3.37m)

FIRST FLOOR

LANDING

BEDROOM 2

11' 4" x 8' 0" (3.47m x 2.44m)

BEDROOM 3

11' 0" x 7' 3" (3.37m x 2.22m)

BATHROOM

SECOND FLOOR

LANDING

BEDROOM 1

11' 2" x 10' 11" (3.41m x 3.35m)

ENSUITE

OUTSIDE

The property has a hedged front garden. The rear garden has gated rear access which is laid to lawn with a patio area.

GARAGE

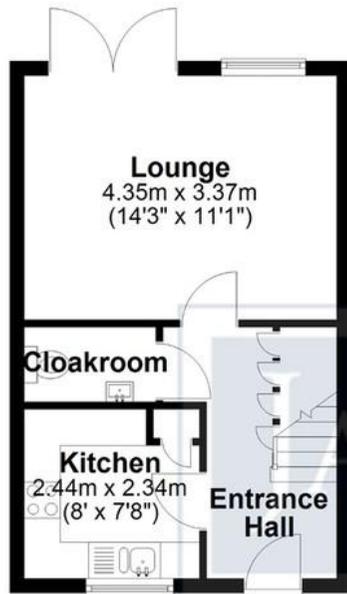
Single garage with parking to the side.



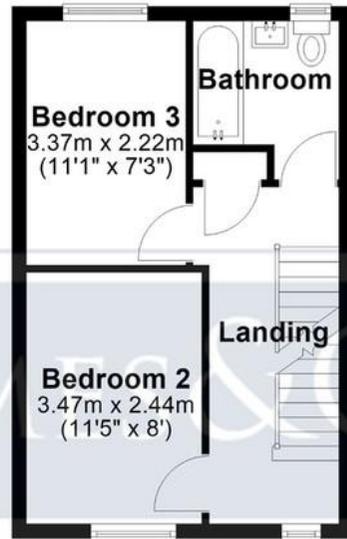




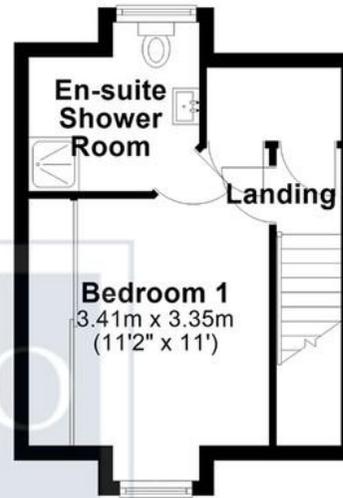
Ground Floor



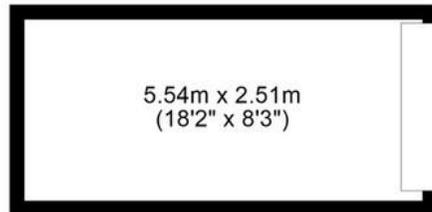
First Floor



Second Floor



Garage



efficient
property
marketing

APPROX INTERNAL FLOOR AREA
MAIN HOUSE 84 SQ M 911 SQ FT
GARAGE 14 SQ M 150 SQ FT
TOTAL 98 SQ M 1061 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.

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COUNCIL TAX BAND

Tax band D

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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