



36 BARNSTON GREEN

Dunmow, CM6 1PH

£625,000

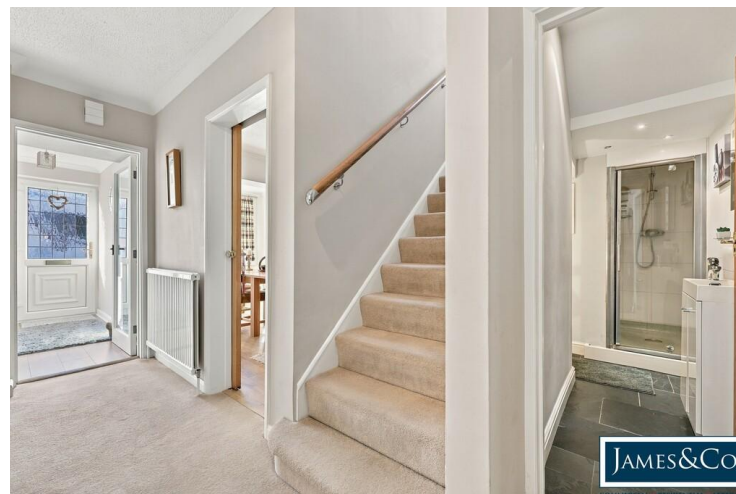


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- Superb Family Home
- Four Bedrooms and Two Bathrooms
- Beautiful Garden backing onto Farmland
- Great Frontage with Ample Parking
- Lounge with Wood Burner
- Conservatory
- Garage and Covered Outside Entertaining Area
- Cul-De-Sac Location





Property Description

THE PROPERTY

Superb family home on a impressive plot backing onto farmland. This fantastic family home benefits from an attractive frontage with well worked accommodation - perfect for a family and located in this popular cul-de-sac in this sought after village.

Freehold

Oil Fired Heating

Council Tax Band E

EPC awaiting

THE LOCATION

Barnston, located within easy reach of the market town of Great Dunmow which offers a variety of independent shops, cafes and restaurants along its High Street with the Tesco supermarket located on the periphery of the town.

The city of Chelmsford is located to the south offering a comprehensive range of shopping, dining and entertainment options.

The property is also conveniently located near several highly regarded schools, Felsted school is one of the top independent schools in the region and is approximately 4 miles away with New Hall school located around 12 miles away. There is two outstanding Grammar schools located in Chelmsford, King Edward VI Grammar School for Boys and

the County High School for Girls with three primary schools and secondary education available in Great Dunmow

There are excellent transport links with the A120 approximately 1.5 miles away connecting to the M11, Junction 8, at Bishop's Stortford and the M25 to the south and Cambridge to the north, as well as main line railway stations at both Bishop's Stortford and Chelmsford with regular trains into London Liverpool Street.

ENTRANCE PORCH**ENTRANCE HALL****SHOWER ROOM****LIVING ROOM**

24' 0" x 11' 8" (7.34m x 3.56m)

DINING ROOM

16' 4" x 8' 2" (5m x 2.50m)

KITCHEN

12' 7" x 8' 4" (3.85m x 2.55m)

UTILITY ROOM

11' 3" x 8' 0" (3.45m x 2.45m)

CONSERVATORY

12' 4" x 12' 7" (3.78m x 3.85m)

FIRST FLOOR**LANDING****BEDROOM 1**

12' 3" x 12' 1" (3.75m x 3.70m)

BEDROOM 2

12' 9" x 9' 1" (3.90m x 2.78m)

BEDROOM 3

12' 1" x 11' 9" (3.70m x 3.60m)

BEDROOM 4

8' 8" x 8' 8" (2.65m x 2.65m)

BATHROOM**GARAGE**

16' 6" x 8' 6" (5.05m x 2.60m)

with internal door to the utility room.

GARDENS

Beautiful gardens with patio areas, mature flower and shrub borders. Covered entertaining area suitable for relaxing with friends.

Backing onto open farmland to the rear.

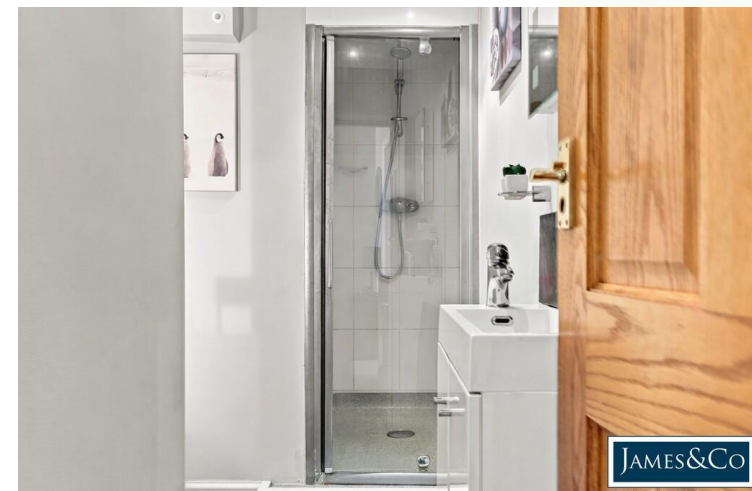




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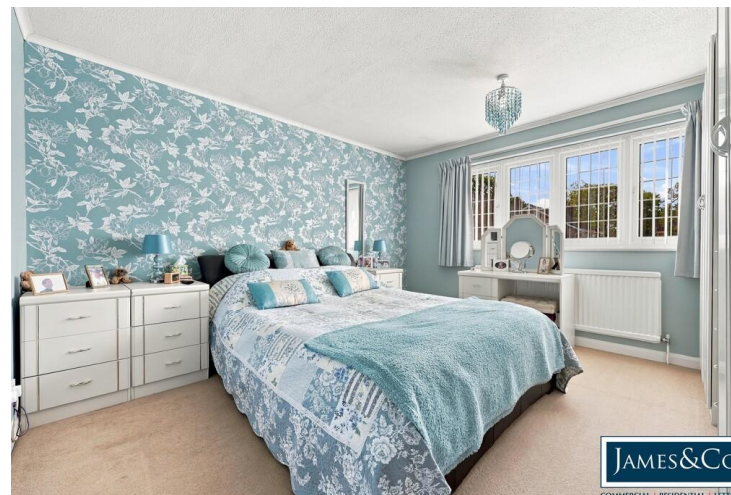
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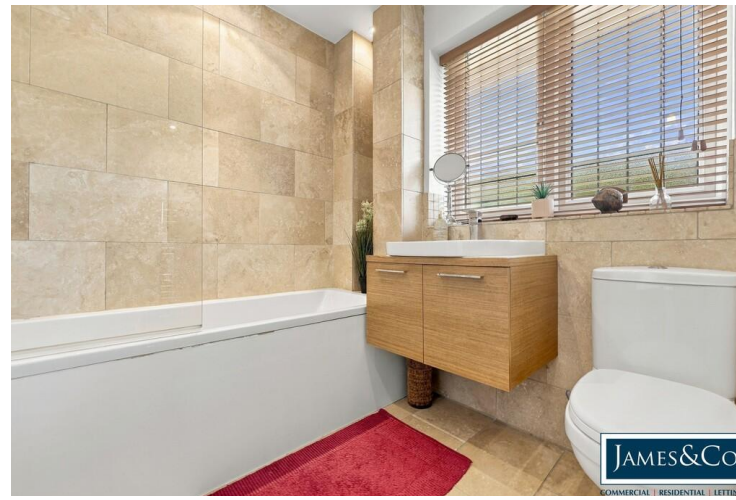
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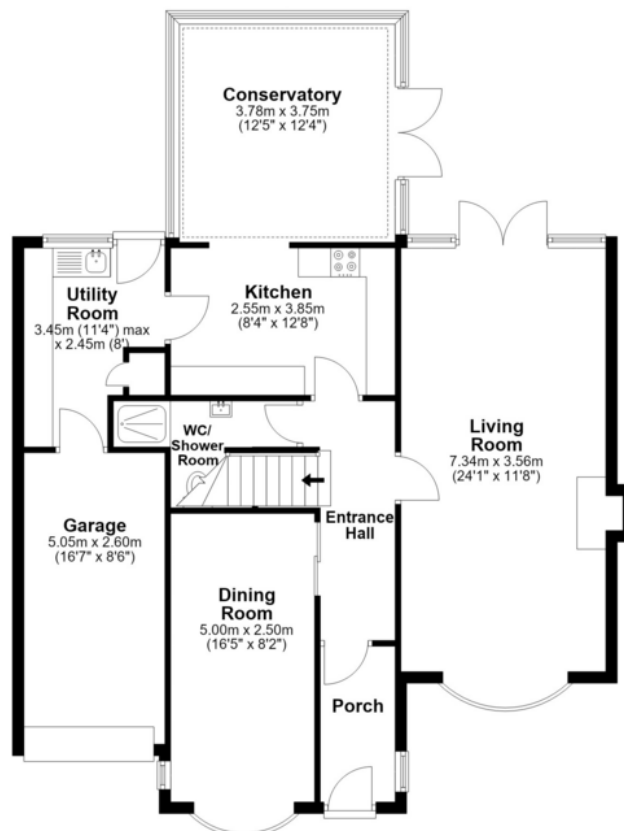
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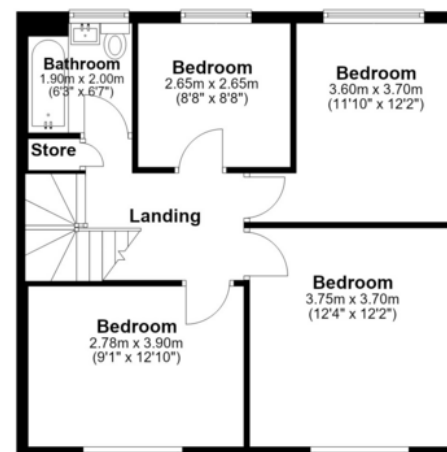
Ground Floor

Approx. 102.0 sq. metres (1098.3 sq. feet)



First Floor

Approx. 56.5 sq. metres (607.8 sq. feet)



Total area: approx. 158.5 sq. metres (1706.1 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp.

Barnston Green

COUNCIL TAX BAND

Tax band E

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 are 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

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