



## 42 GUELDER ROSE

Dunmow, CM6 1XF

£450,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Beautifully Presented Throughout
- Three Bedrooms
- Master Bedroom Suite with Dressing Room and En-Suite
- Fitted Shutters / Herringbone Flooring
- Media Centre in the Living Room
- Fitted Kitchen and Cloakroom
- Desirable Location on the award winning 'Woodlands Park'
- Garage and Parking





## Property Description

### THE PROPERTY

Beautifully presented family home presented in superb order throughout with many upgrades throughout the property.

Master bedroom suite with dressing room and en-Suite.

Garage and parking.

### PROPERTY INFORMATION

Freehold.

EPC - C

Council Tax Band - E

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

### LOUNGE/DINING ROOM

17' 10" x 14' 11" (5.45m x 4.56m)

### LANDING

### BEDROOM 2

12' 8" x 8' 4" (3.87m x 2.56m)

### BEDROOM 3

11' 7" x 8' 4" (3.54m x 2.56m)

### FAMILY BATHROOM

### SECOND FLOOR

## LANDING

## BEDROOM 1

17' 3" x 14' 4" (5.27m x 4.39m)

## DRESSING AREA

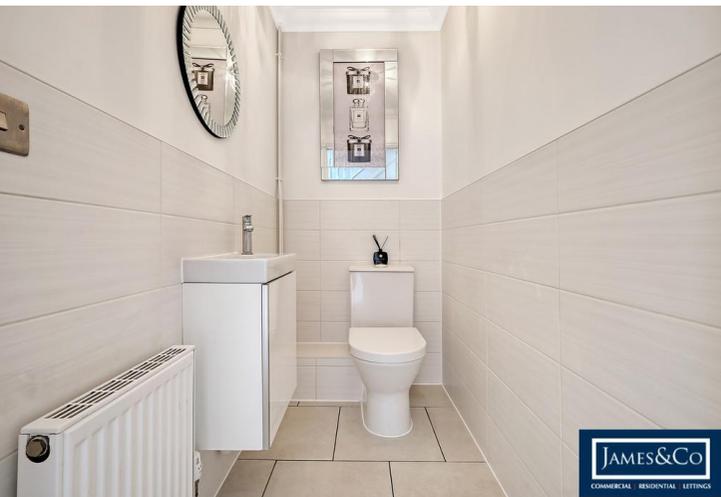
## ENSUITE SHOWER ROOM

## GARAGE AND PARKING

Single garage and parking situated to the side of the property en-block.

## OUTSIDE

Attractive garden laid with artificial lawn and a patio area.





**JAMES&CO**  
COMMERCIAL | RESIDENTIAL | LETTINGS



**JAMES&CO**  
COMMERCIAL | RESIDENTIAL | LETTINGS



**JAMES&CO**  
COMMERCIAL | RESIDENTIAL | LETTINGS



**JAMES&CO**  
COMMERCIAL | RESIDENTIAL | LETTINGS



**JAMES&CO**  
COMMERCIAL | RESIDENTIAL | LETTINGS



**JAMES&CO**  
COMMERCIAL | RESIDENTIAL | LETTINGS



## COUNCIL TAX BAND

Tax band E

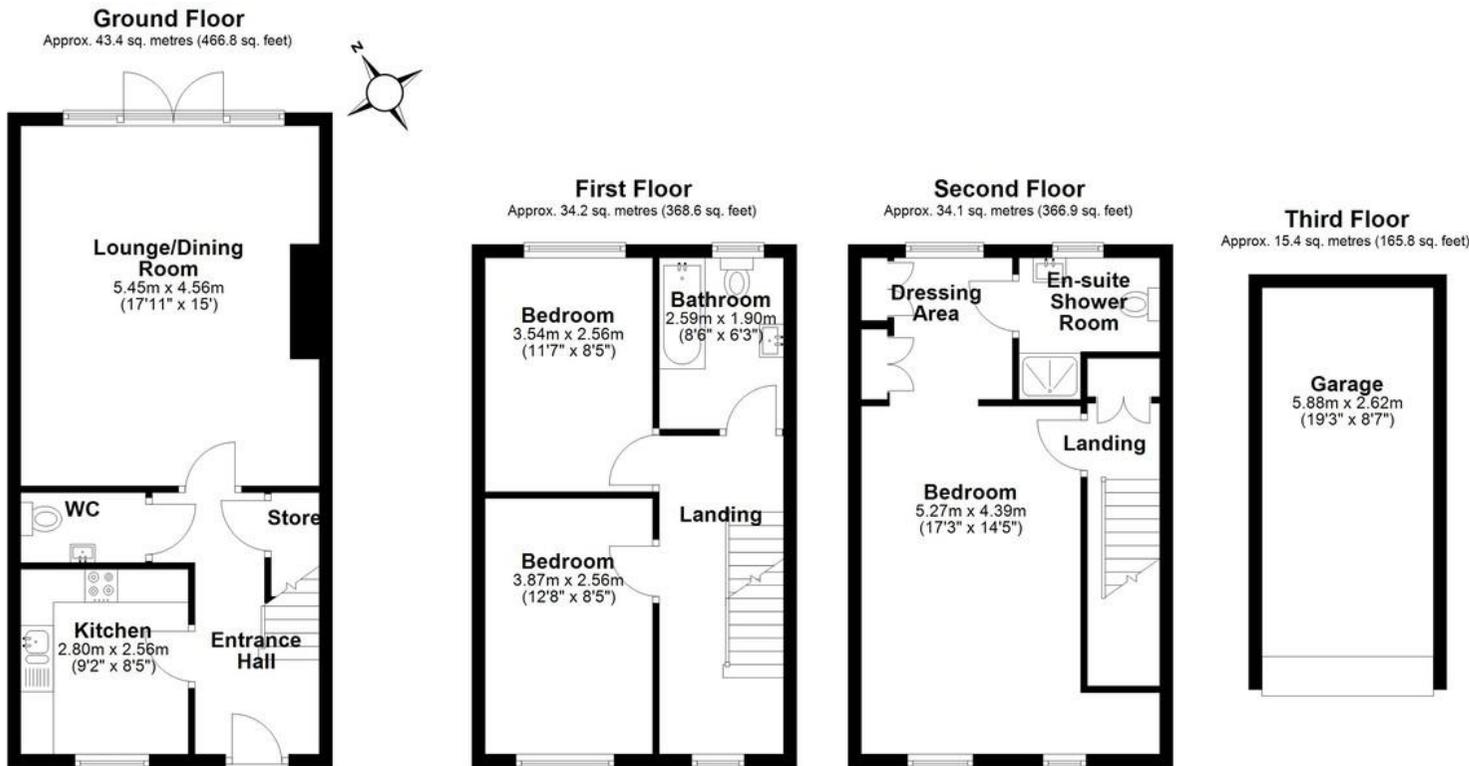
## TENURE

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 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



Total area: approx. 127.1 sq. metres (1368.0 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.

**Guelder Rose, Dunmow**

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



4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

