



## CHELMSFORD HOUSE, GREAT DUNMOW

GUIDE PRICE – £235,000

- GATED DEVELOPMENT
- 1 DOUBLE BEDROOM GROUND FLOOR APARTMENT
- LARGE LIVING, KITCHEN & DINING ROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- AMPLE STORAGE TO THE BEDROOM
- SHOWER ROOM
- UTILITY CUPBOARD
- SEATING AREAS TO FRONT & SIDE
- 1 ALLOCATED PARKING SPACE
- WALKING DISTANCE TO GREAT DUNMOW TOWN CENTRE

We are pleased to offer this well-presented 1 double bedroom ground floor apartment within a gated complex. The property offers a large living, kitchen & dining room, kitchen with stone work surfaces, a double bedroom with ample storage, shower room, utility cupboard, an allocated parking space and external sitting areas to side and front, all within walking distance of Great Dunmow High Street.





With panel and obscure glazed large door opening into:

### **Living Room Diner 17'2" x 13'5"**

With Georgian sliding sash window to front, tiled flooring with underfloor heating, inset ceiling lighting, TV and power points, kitchen comprising an array of eye and base level cupboards and drawers with complimentary stone work surface and glazed splashback, stainless steel under sunk sink unit with mixer tap over, 4-ring electric induction hob with extractor fan above and oven beneath, integrated slim line dishwasher, integrated fridge freezer, cupboards and power ideal for microwave and storage, counter display lighting, kickboard lighting, opening through to:

### **Inner Hallway**

With inset ceiling downlighting, tiled flooring with underfloor heating, power point, cupboard housing power, water and waste for washing machine, wall mounted fuseboard and underfloor heating manifold, doors to rooms.

### **Bedroom - 13'7" x 12'3"**

With large sliding sash window to side, an array of built-in cupboards supplying ample storage, inset ceiling lighting, tiled flooring with underfloor heating, power points with USB charger point, further wardrobe with access to wall mounted gas combination boiler.

### **Shower Room**

Comprising a large walk-in shower with twin head and glazed screen, wall mounted wash hand basin with mixer tap, vanity mirror above and storage beneath, low level WC with integrated flush, wall mounted chromium heated towel rail, inset ceiling lighting, extractor fan, tiled flooring with underfloor heating.

# OUTSIDE

## Externals

This property is set within a gated development and benefits from an allocated parking space and further visitors' spaces. With a paved pathway leading to two sole use external areas to side and front aspects, ideal for small table and chair set or storage. Outside water and lighting can also be found.



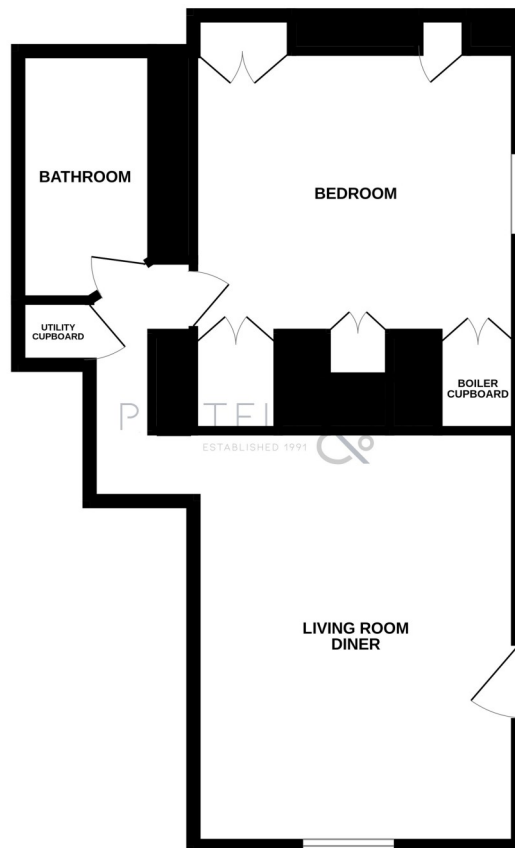
# DETAILS

EPC

TO FOLLOW

FLOOR PLAN

GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.



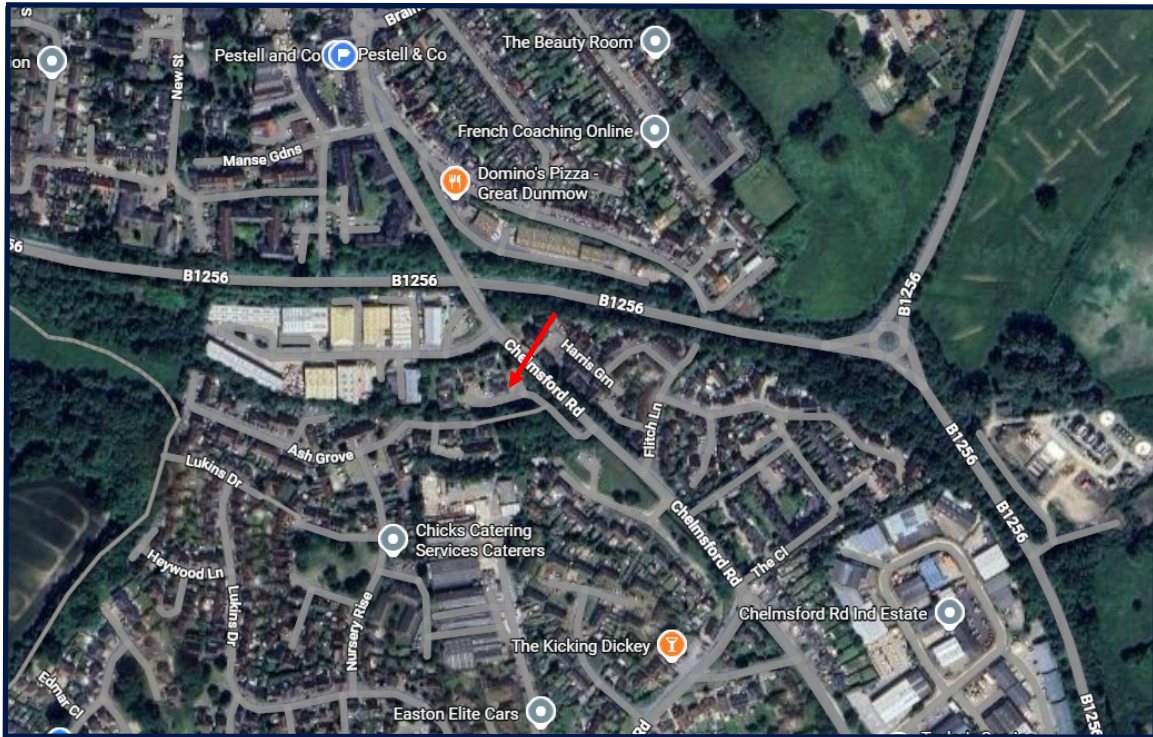
TOTAL FLOOR AREA : 532 sq.ft. (49.4 sq.m.) approx.

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

**Chelmsford House** is extremely well located within walking distance to the popular market town of Great Dunmow offering restaurants, shops, boutiques, schooling and recreational facilities. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



### FULL PROPERTY ADDRESS

34 Chelmsford House, Chelmsford Road, Great Dunmow, Essex, CM6 1EZ

### COUNCIL TAX BAND

Band B

### SERVICES

Underfloor heating throughout, mains drainage and water

### LOCAL AUTHORITY

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

LEASE REMAINING - 114 years

SERVICE CHARGE - £1,385 pa

GROUND RENT - £200 pa

**AGENTS NOTE:** We believe the information provided in this brochure is accurate as of the date 17/04/2026. 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.

# PESTELL & Co

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