



## 12 GODFREY WAY

Dunmow, CM6 2AY

£350,000

- Spacious Town Centre Property
- Two Bedrooms - The Master an Impressive Size!
- Ground Floor Shower Room
- Double Glazed
- Hardwood Flooring to Reception Rooms
- First Floor Bathroom
- Off Street Parking For Two Cars to the Front
- Garage with Door into the Garden

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## Property Description

### THE PROPERTY

Perfectly situated spacious property situated on the highly regarded 'Godfrey Way' estate. Benefiting from two bathrooms and single garage. Vendors have found a property to buy!

### Property information

Freehold

Council Tax Band - C

EPC awaiting

All main services connected

### THE LOCATION

Godfrey Way is a desirable road within easy walking distance to the town and schools.

Great Dunmow is an ancient Flitch town and is particularly a popular location with commuters, situated between Bishop's Stortford, Braintree and Chelmsford.

Road travel to London is well serviced by the M11 (Junction 8) which is easily accessed by the A120 bypass, which also links to London Stansted Airport and the Stansted Express (5 miles) with a rail service to London Liverpool Street in approximately 35 minutes.

There are a number of schools in the area including Felsted Private School (within 4.5 miles), New Hall Independent

School (within 13 miles) Bishop's Stortford College (10.6 miles), two outstanding schools in Chelmsford: Chelmsford County High School for Girls and King Edward VI Grammar School (both within around 13 miles) and Chelmsford County High School for Girls (12.7 miles).

Great Dunmow enjoys quality shopping and schooling facilities and is itself a thriving town. Chelmsford city has a wider variety of shops with a pedestrianised centre, together with an area known as Bond Street which includes John Lewis and many other independent and quality branded shops.

Bishop's Stortford - 10 miles (London Liverpool Street from 38 minutes, Cambridge from 30 minutes), Chelmsford - 14.7 miles, Stansted Airport - 7.7 miles. (Distances and times are approximate).

**ENTRANCE HALL****LOUNGE**

16' 4" x 10' 5" (5m x 3.2m)

**DINING ROOM**

12' 1" x 9' 2" (3.7m x 2.8m)

**KITCHEN**

18' 0" x 7' 2" (5.5m x 2.2m)

**SHOWER ROOM****FIRST FLOOR****LANDING****MASTER BEDROOM**

16' 4" x 10' 5" (5.m x 3.2m)

**BEDROOM 2**

9' 2" x 8' 6" (2.8m x 2.6m)

**BATHROOM****GARAGE**

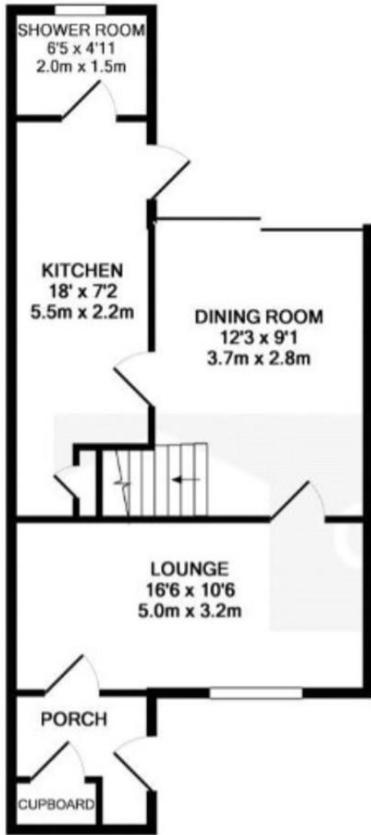
With power and light and door into the garden.

**OUTSIDE**

The garden is laid mainly to lawn with a patio area. Gated access to the side.







GROUND FLOOR  
APPROX. FLOOR  
AREA 448 SQ.FT.  
(41.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 794 SQ.FT. (73.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## COUNCIL TAX BAND

Tax band C

## 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

JAMES&Co

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

