



CROFT COURT, GREAT DUNMOW

GUIDE PRICE – £125,000

- NO ONWARD CHAIN
- 1 DOUBLE BEDROOM GROUND FLOOR RETIREMENT APARTMENT
- SPACIOUS LIVING ROOM DINER WITH FEATURE FIREPLACE
- KITCHEN
- LARGE STORAGE CUPBOARD
- BUILT-IN WARDROBE TO BEDROOM
- SHOWER ROOM
- EMERGENCY PULL-DOWN CORDS
- COMMUNAL GARDENS & FEATURE POND
- WALKING DISTANCE TO GREAT DUNMOW TOWN CENTRE

We are pleased to offer this one double bedroom ground floor retirement apartment in Croft Court, Great Dunmow which accommodates a variety of features including a pop-up entertainment room, gentle exercise groups, pet therapy etc. This apartment offers a large living & dining room, a kitchen, principal bedroom with built-in double wardrobe and a shower room. Externally, the property enjoys beautiful communal gardens with feature trees, seating areas and pond, and is within easy walking distance to Dunmow's High Street.





With door opening into:

Entrance Hall

With ceiling lighting, smoke alarm, wall mounted electric radiator, fitted carpet, pull-down emergency cord, power points, doors to rooms.

Living Room Diner 17'10" x 10'8"

With uPVC panel and glazed door and sidelight to the rear, further window to side, wall mounted lighting, feature fireplace with ornate surround and stone hearth, fitted carpet, TV and power points, emergency pull-down cord, wall mounted electric radiator, large storage cupboard with slatted shelving, hot water cylinder, wall mounted fuseboard and electric meter, opening through to:

Kitchen

Comprising eye and base level cupboards and drawers with wood effect worksurface and tiled splashback, single bowl stainless steel sink unit with mixer tap, 4-ring electric hob with integrated oven beneath, fridge freezer, extractor fan, ceiling lighting, power points, window to side, wood effect linoleum flooring.

Bedroom – 13'5" x 8'7"

With window to rear, wall mounted lighting, emergency pull-down cord, built-in double wardrobe with mirrored sliding doors, hanging rail and shelving within, fitted carpet, wall mounted electric radiator, power points.

Shower Room

Comprising a fully tiled and glazed walk-in shower cubicle with wall mounted Triton shower, wall mounted handles, vanity mounted wash hand basin with mixer tap, storage beneath and lighting above, close coupled WC, ceiling lighting, wall mounted shelving, emergency pull-down cord, extractor fan, tile effect linoleum flooring.

OUTSIDE

Externals

Externally, the property enjoys beautiful communal gardens boasting feature trees, seating areas and a pond. Croft Court is within easy walking distance to Dunmow's High Street. Via separate arrangement with the house manager, there is communal visitors parking available.



DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
454 sq.ft. (42.1 sq.m.) approx.



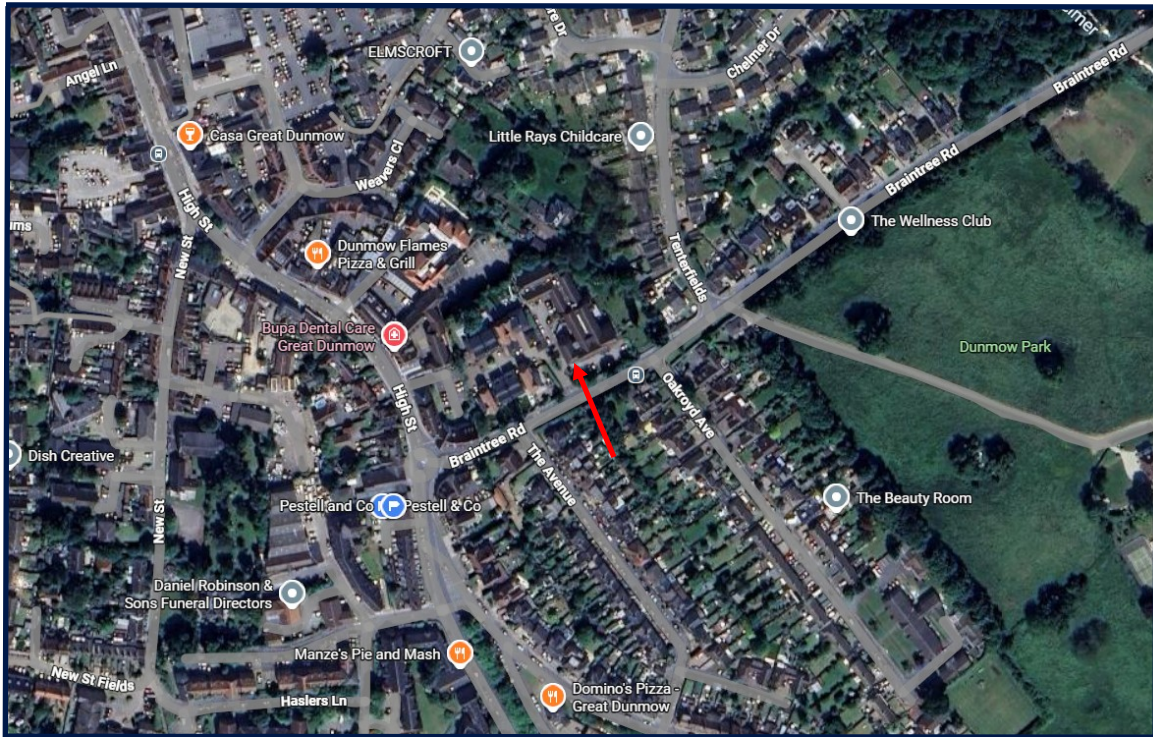
TOTAL FLOOR AREA : 454 sq.ft. (42.1 sq.m.) approx.

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.
Made with Metropix ©2025

GENERAL REMARKS & STIPULATIONS

Croft Court is located within Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Hasler's Place is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

3 Croft Court, Braintree Road, Great Dunmow,
Essex, CM6 1HR

COUNCIL TAX BAND

Band C

SERVICES

Mains electricity and water

LOCAL AUTHORITY

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

LEASE REMAINING - 86 years

SERVICE CHARGE - £4197.62 pa

GROUND RENT - £436.17 pa

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 11/06/2026. 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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?