



5 WALNUTS HAMILTON ROAD

Little Canfield, Dunmow, CM6 1SY

£375,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Impressive open-plan living
- Stylish kitchen with central island
- Council Tax Band C, Freehold
- Integrated appliances
- Generous lounge and dining area with garden views
- En-suite shower room and family bathroom
- Ground floor cloakroom/WC
- Extensive rear garden





Property Description

THE PROPERTY

Stylish modern living with a superb open-plan design, generous outdoor space and excellent connectivity in a desirable village setting.

Set within a modern residential development, this beautifully presented terraced home offers stylish accommodation, generous outdoor space and excellent kerb appeal in a sought-after village setting.

The property features an impressive open-plan kitchen, living and dining room designed for modern lifestyles. The contemporary kitchen is fitted with matching wall and base units, a central island and integrated appliances including an oven, hob, fridge freezer and dishwasher. To the rear, the

spacious lounge and dining area enjoys plenty of natural light and benefits from French doors opening onto the garden. A cloakroom/WC and useful storage complete the ground floor.

Upstairs, there are two generous double bedrooms, with the principal bedroom benefiting from an en-suite shower room, while a modern family bathroom serves the remaining accommodation.

Outside, the rear garden provides excellent space for relaxing and entertaining, featuring a large patio, extensive lawn, raised decked seating area and garden shed.

Freehold

Council Tax band C

EPC B

THE LOCATION

Walnuts is situated along a private road in a tucked away position between Great Dunmow and Bishop's Stortford that offers Takeley Primary School, nursery and community hall.

Further schooling and facilities are available in the nearby towns as well as public houses and restaurants.

The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

KITCHEN/DINER

27' 11" x 14' 2" (8.52m x 4.33m)

CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM 1

12' 0" x 9' 10" (3.66m x 3.01m)

EN SUITE

BEDROOM 2

14' 2" x 9' 5" (4.33m x 2.88m)

BATHROOM

PARKING SPACES

OUTSIDE

Outside, the rear garden provides excellent space for relaxing and entertaining, featuring a large patio, extensive lawn, raised decked seating area and garden shed.

MONEY LAUNDERING

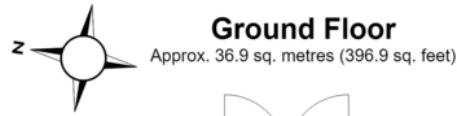
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all

prospective buyers.

We use the services of a third party who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers and ID. There is a nominal charge of £30 inc VAT for each person.

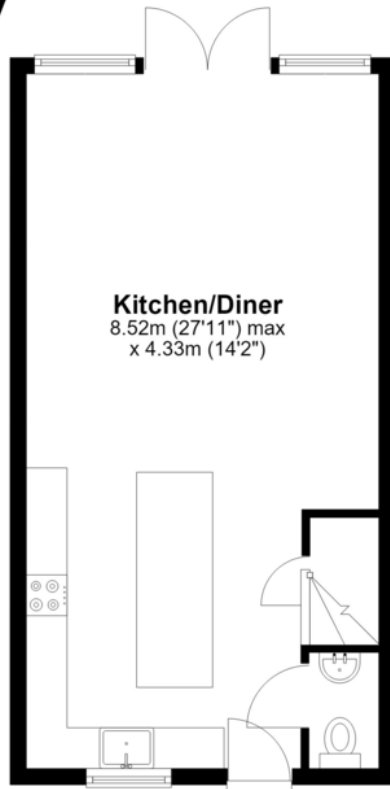






Ground Floor

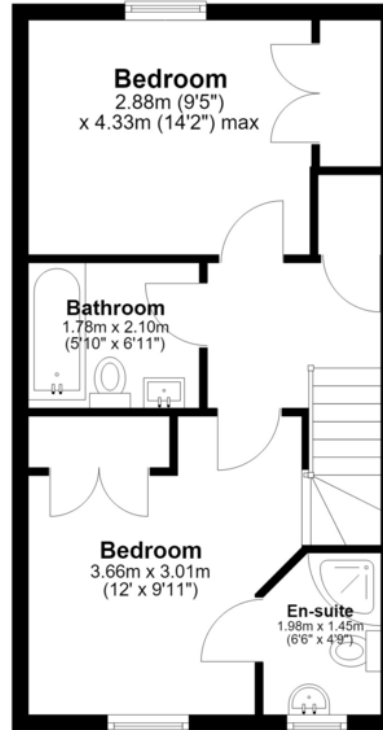
Approx. 36.9 sq. metres (396.9 sq. feet)



Kitchen/Diner
8.52m (27'11") max
x 4.33m (14'2")

First Floor

Approx. 36.9 sq. metres (396.9 sq. feet)



Bedroom
2.88m (9'5")
x 4.33m (14'2") max

Bathroom
1.78m x 2.10m
(5'10" x 6'11")

Bedroom
3.66m x 3.01m
(12' x 9'11")

En-suite
1.98m x 1.45m
(6'6" x 4'9")

Total area: approx. 73.7 sq. metres (793.8 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.

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Walnuts

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 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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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