



ACORN GROVE, GREAT DUNMOW GUIDE PRICE - £350,000

- A MODERN 2 BEDROOM SEMI-DETACHED HOME
- LARGE LIVING ROOM DINER WITH FRENCH DOORS TO REAR GARDEN
- CONTEMPORARY KITCHEN
- GROUND FLOOR WC
- 2 DOUBLE BEDROOMS
- THREE PIECE FAMILY BATHROOM
- IDEAL CUL-DE-SAC LOCATION
- REAR GARDEN LAID TO LAWN AND PATIO
- 2 ALLOCATED PARKING SPACES TO FRONT
- WALKING DISTANCE TO LOCAL AMENITIES AND SCHOOLING

A great opportunity to purchase this modern 2 bedroom semi-detached house, which is ideally located within a cul-de-sac and is within walking distance to local amenities and schooling. This property boasts a contemporary kitchen, large living room diner with French doors to rear garden, ground floor WC, 2 double bedrooms and a three piece family bathroom. Externally, this property benefits from 2 allocated parking spaces and a rear garden enjoying lawn and patio. Viewing is highly advised.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, wall mounted fuseboard, wood effect flooring, power point and doors to rooms.

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap and mirror above, inset ceiling downlighting, extractor fan, obscure window to front, wall mounted radiator, wood effect flooring.

Kitchen

A contemporary kitchen comprising eye and base level cupboards and drawers with complimentary marble effect worksurface and splashback, single bowl single drainer stainless steel sink unit with pull-down mixer tap, 4-ring induction hob with glazed splashback, integrated oven beneath and extractor fan above, integrated dishwasher, recess power and plumbing for washing machine, recess and power for tall fridge freezer, cupboard housing combination boiler, inset ceiling downlighting, window to front, smoke alarm, power points, wall mounted radiator and wood effect flooring.

Living Room Diner 15'2" x 13'9"

With French doors and sidelights leading out to rear entertaining patio and garden beyond, understairs storage cupboard with shelving and power points, wall mounted radiators, array of TV and power points, ceiling lighting, wood effect flooring.

First Floor Landing

With ceiling lighting, access to loft, wall mounted radiator, smoke alarm, cupboard with built-in shelving, fitted carpet and doors to rooms.

Bedroom 1 - 13'9" x 10'0"

With two windows overlooking the rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 2 - 13'9" x 9'11" max

With two windows to front, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment, full-tiled surround with glazed shower screen, close coupled WC, wall mounted wash hand basin with mixer tap and mirror above, electric shaving point, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, wood effect flooring.

OUTSIDE

The Front

The front of the property is approached via a block-paved pathway to front door with shrub and herbaceous flower beds to either side. There are 2 parking spaces to the front and a personnel gate to side leading through to:

Rear Garden

Split into 2 areas of entertaining patio and lawn, all retained via close boarded fencing. Outside lighting and water point can also be found.



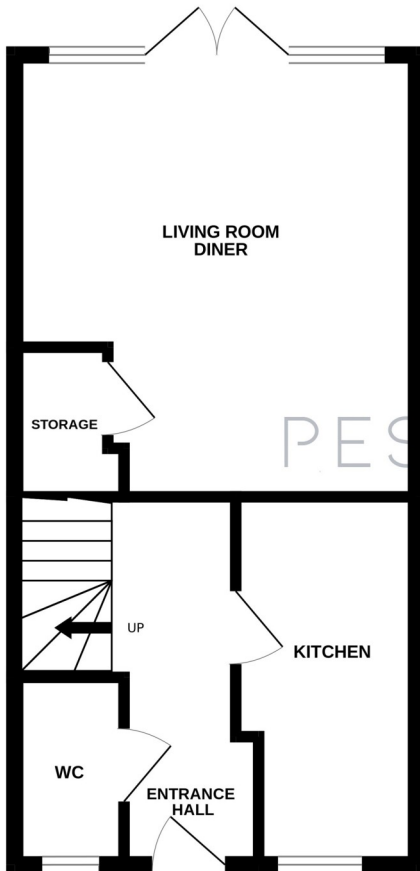
DETAILS

EPC

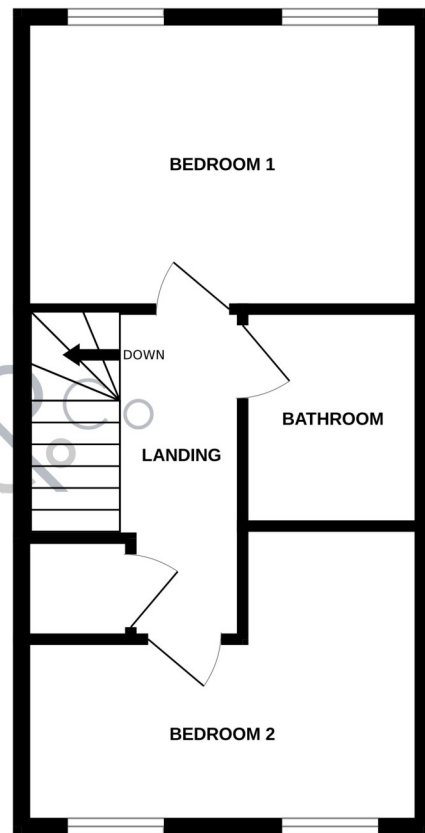
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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

Acorn Grove is located within Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Acorn Grove is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport. The A120 is within excellent proximity with routes to the M11 and M25 motorways, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

7 Acorn Grove, Great Dunmow, Essex, CM6 4BG

COUNCIL TAX BAND

Band C

SERVICES

Gas fired central heating, mains water and drainage

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 10/06/2026. 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

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