



# 1 ASHFIELD CLOSE

Dunmow, CM6 2SG

OFFERS IN EXCESS OF £550,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Detached Four Bedroom Home
- En suite and Family Bathroom
- Cloakroom and Utility Room
- Conservatory

- Wooden Flooring
- Kitchen / Diner / Breakfast Room
- Sought After Area with easy access to school and the town
- Nicely Presented Throughout







## Property Description

### THE PROPERTY

Well situated family home comprising four bedrooms and presented to a lovely standard. The property lies within the 'Godfrey Way' area which is highly sought after. Great family home offering four reception rooms!

Freehold

All main services connected

Council Tax Band E

EPC awaiting

### THE LOCATION

Great Dunmow is an ancient Flich 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).

## GROUND FLOOR

### ENTRANCE HALL

### LIVING ROOM

17' 11" x 13' 0" (5.48m x 3.97m)

### KITCHEN/DINER

24' 3" x 9' 4" (7.41m x 2.85m)

### CONSERVATORY

12' 4" x 6' 2" (3.77m x 1.88m)

### UTILITY ROOM

5' 10" x 5' 3" (1.80m x 1.62m)

## CLOAKROOM

### FIRST FLOOR

### LANDING

### BEDROOM 1

13' 11" x 12' 6" (4.25m x 3.83m)

### BEDROOM 2

12' 3" x 9' 9" (3.74m x 2.98m)

### OFFICE

9' 0" x 5' 6" (2.75m x 1.68m)

### BATHROOM

## SECOND FLOOR

### LANDING

### BEDROOM 3

13' 1" x 10' 10" (4m x 3.31m)

### ENSUITE

### BEDROOM 4

13' 1" x 6' 11" (4m x 2.11m)

max

### OUTSIDE

Externally, the property enjoys a private rear garden with patio seating area, while to the front there is ample driveway parking leading to the garage.











## COUNCIL TAX BAND

Tax band E

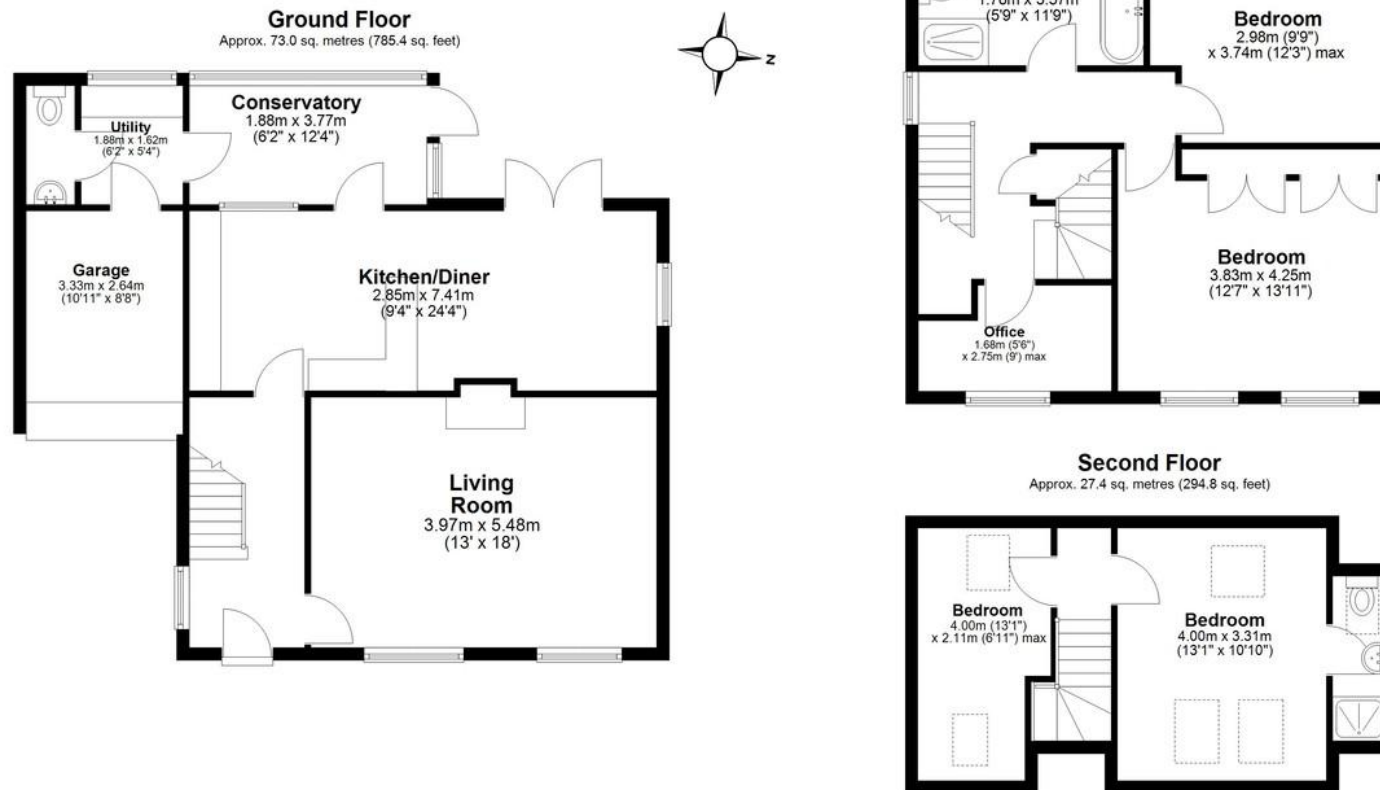
## TENURE

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



Total area: approx. 151.1 sq. metres (1626.0 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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Ashfield

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