



## 59 STORTFORD ROAD

Dunmow, CM6 1DG

OFFERS IN EXCESS OF £550,000



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

- Unique Town Centre Property
- Architect Designed and easily Adaptable with Versatile Living
- Five Bedrooms - Two Bathrooms - Plus Dressing Room
- Carport Parking - Unusual for the Town
- Cloakroom and Utility Room
- Tiered Rear Garden
- Kitchen/Diner
- No Onward Chain





## Property Description

### THE PROPERTY

Unique modern architect designed town centre property offering versatile living space, five bedrooms - easily adaptable to extra receptions if required. Car port parking and an established tiered garden. An exciting property well situated for the town centre.

Freehold

Council Tax band - E

EPC - D

All main services connected

### THE LOCATION

Situated just along from the High Street - yet away from the hustle and bustle within easy access to the towns amenities.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow, with independent schooling at Felsted. .

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

### GROUND FLOOR

#### ENTRANCE HALL

#### CLOAKROOM

#### LIVING ROOM

14' 7" x 8' 10" (4.46m x 2.71m)

#### KITCHEN/DINER

15' 1" x 8' 10" (4.60m x 2.70m)

max

#### UTILITY ROOM

7' 4" x 4' 4" (2.26m x 1.34m)

## FIRST FLOOR

### LANDING

#### BEDROOM 1

17' 5" x 9' 5" (5.32m x 2.88m)

max

### ENSUITE

#### BEDROOM 2

17' 5" x 14' 7" (5.32m x 4.46m)

### DRESSING ROOM

## THIRD FLOOR

### LANDING

#### BEDROOM 3

17' 5" x 9' 7" (5.32m x 2.93m)

max

#### BEDROOM 4

14' 7" x 9' 0" (4.46m x 2.75m)

#### BEDROOM 5

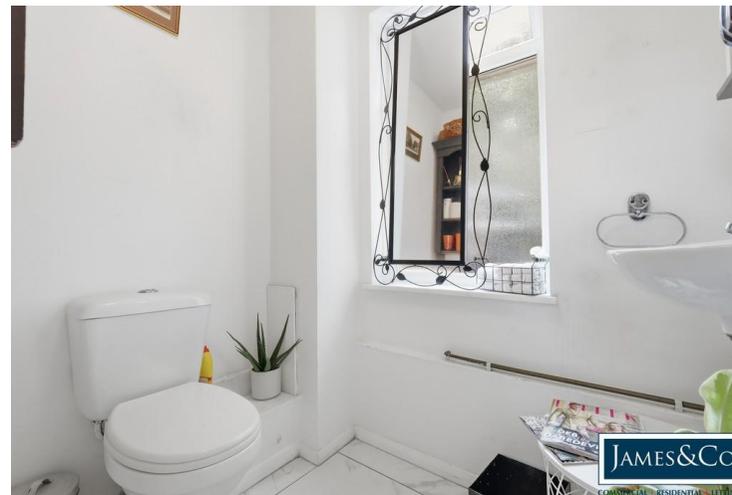
12' 5" x 8' 1" (3.79m x 2.47m)

### FAMILY BATHROOM

## EXTERIOR

Garden - To the rear of the property is a patio area with steps leading to the additional paved area with a variety of shrub borders. The garden also benefits from a timber shed, outside water tap and double wrought iron gates leading to the car-port.

Carport - To the side of the property is a carport with wrought iron double gates leading to the rear garden.





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## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

## LOCAL AUTHORITY

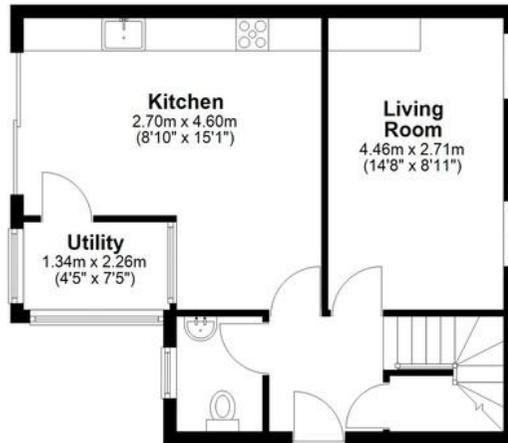
Uttlesford District Council

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



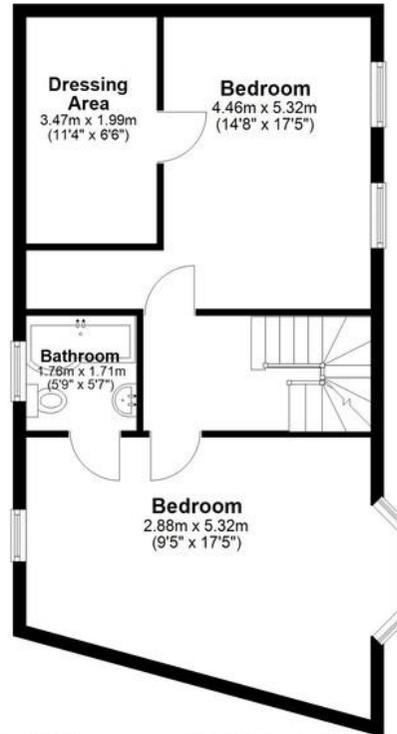
### Ground Floor

Approx. 41.9 sq. metres (450.7 sq. feet)



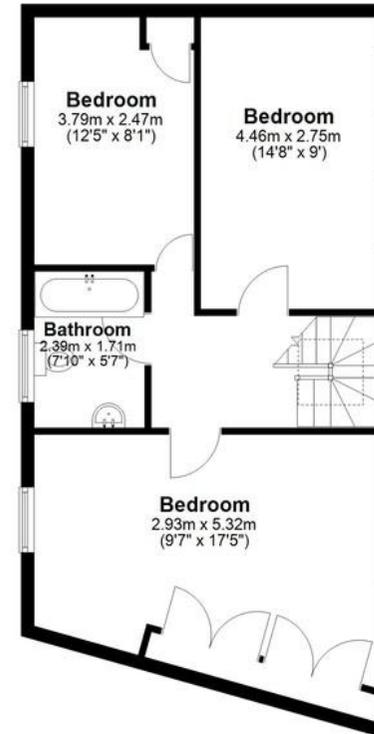
### First Floor

Approx. 53.7 sq. metres (577.6 sq. feet)



### Second Floor

Approx. 53.4 sq. metres (575.1 sq. feet)



Total area: approx. 149.0 sq. metres (1603.4 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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Stortford Road

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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