

Waldgrooms,Dunmow CM6 1DZ

william h brown

welcome to

Waldgrooms, Dunmow

GUIDE PRICE £300,000 - £325,000 William H Brown are pleased to offer this spacious and well presented three bedroom family home situated in the sought after Historic Town of Great Dunmow with a array of independent shops and cafes plus excellent access to the A120 / M11 & Stansted Airport.













Porch
Door leading to:-

Lounge
12' 4" x 16' 9" (3.76m x 5.11m)
Double glazed window to front aspect. Feature fireplace. Radiator.

Inner Hallway
Stairs to first floor. Door leading to:-

Ground Floor Cloakroom
Obscure double glazed window to rear aspect. Low level WC. Wall mounted hand wash basin.

Kitchen / Diner
20' 1" x 11' 2" (6.12m x 3.40m)
Double glazed window to rear aspect. Door to rear garden. Range of matching base and eye level units with work surface over incorporating a stainless steel sink drainer with hot and cold mixer tap. Integrated oven. Four ring gas hob and overhead extractor fan. Plumbing and space for dishwasher, washing machine and tumble dryer. Space for fridge freezer. Wall mounted boiler.

Landing
Loft access. Doors leading to:-

Bedroom One
13' 8" x 10' 9" (4.17m x 3.28m)
Double glazed window to rear aspect. Radiator. Built in wardrobe.

Bedroom Two
11' 10" x 9' 9" (3.61m x 2.97m)
Double glazed window to front aspect. Radiator.

Bedroom Three
9' 2" x 7' 7" (2.79m x 2.31m)
Double glazed window to front aspect. Radiator.

Bathroom
6' 7" x 511' (2.01m x 155.75m)
Obscure double glazed window to rear aspect. Side panel bath with overhead shower. Low level WC. Pedestal hand wash basin. Heated towel rail. Shaver point.

Rear Garden
Raised patio area and remainder laid to lawn.

Parking
Allocated parking for one car.

welcome to

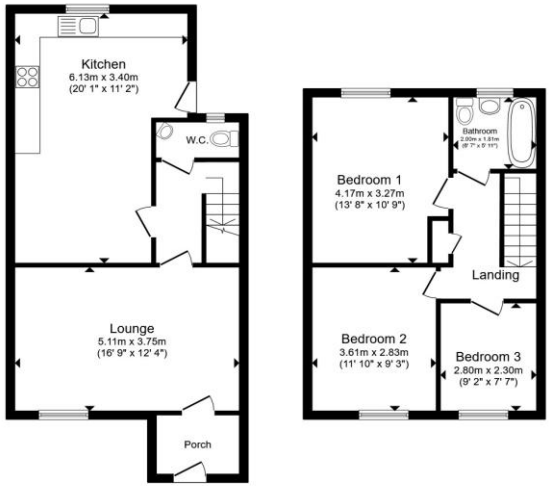
Waldgrooms, Dunmow

- Three Bedroom End Terraced
- Spacious Accommodation
- Double Glazed Windows
- Gas Central Heating
- Enclosed Rear Garden

Tenure: Freehold EPC Rating: D
Council Tax Band: C

guide price

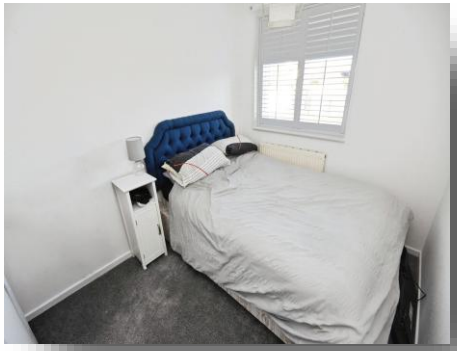
£300,000 - £325,000



Total floor area 95.7 m² (1,030 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
BTR110676 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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