





71 GODFREY WAY

Dunmow, CM6 2SE

£685,000

- Detached Family Home
- Six Bedrooms with Two En - Suites
- Two Further Bathrooms
- Beautifully Presented Throughout
- Lovely Size Plot with Offering a Large Driveway and Garage
- Viewing a must
- Impressive Kitchen with Separate Utility Room
- Highly Desirable Road

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Property Description

THE PROPERTY

Superbly presented six bedroom family home having been beautifully renovated by the current owners. Situated in the highly regarded 'Godfrey Way' area within easy walking distance to the town and local schooling.

On the ground floor, an extended entrance porch leads into a large open-plan kitchen and breakfast area featuring island with stylish stone work surface, creating a central space for everyday use.

The lounge, featuring decorative panelling, provides a comfortable area for relaxation, while an additional room offers the flexibility to be used as a dining room or home office. A utility room and a downstairs WC add to the functionality of the space.

The first floor comprises two sizeable bedrooms, each with its own ensuite, ensuring privacy and comfort. Two further bedrooms share a well-appointed family bathroom. On the second floor, there are two additional double bedrooms along with another family bathroom, providing ample space for a growing family or visiting guests.

Externally, the property benefits from a horseshoe driveway with a security-enhancing barrier, as well as a single garage and carport, allowing for multiple parking options. The private rear garden is designed for both relaxation and entertaining, featuring a combination of lawn, paved areas, and decking.

With its well-planned layout and convenient location, this home offers a practical and comfortable living environment in Great Dunmow.

PROPERTY INFORMATION

Freehold

Council Tax Band - F

EPC - C

All main services connected.

THE LOCATION

The property is well situated in the ever popular area of 'Godfrey Way' and offers spacious accommodation with easy access to the school and town centre.

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 PORCH

LIVING ROOM

21' x 13' (6.4m x 3.96m)

KITCHEN/DINER

25' 7" x 15' 3" (7.8m x 4.65m)

SITTING ROOM

16' 8" x 9' 5" (5.10m x 2.89m)

INNER HALLWAY

CLOAKROOM

UTILITY ROOM

8' 6" x 8' 3" (2.60m x 2.53m)

GARAGE

16' 9" x 8' 4" (5.11m x 2.54m)

FIRST FLOOR

LANDING

BEDROOM 1

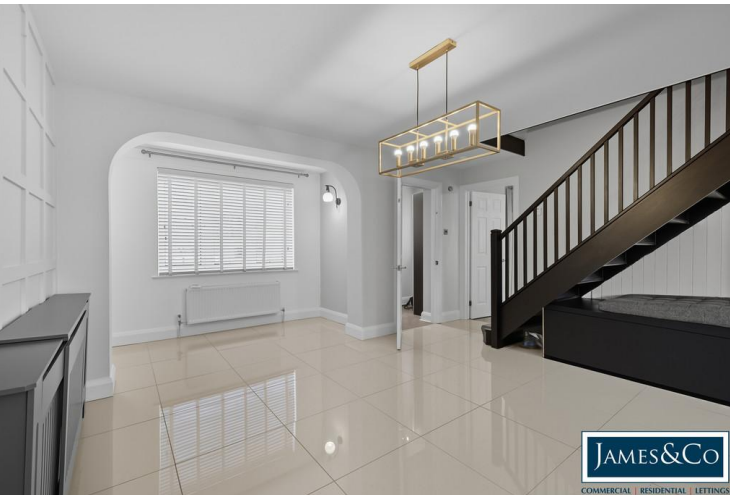
13' 2" x 12' 0" (4.03m x 3.66m)

ENSUITE

BEDROOM 2

10' 5" x 13' 5" (3.18m x 4.11m)

ENSUITE

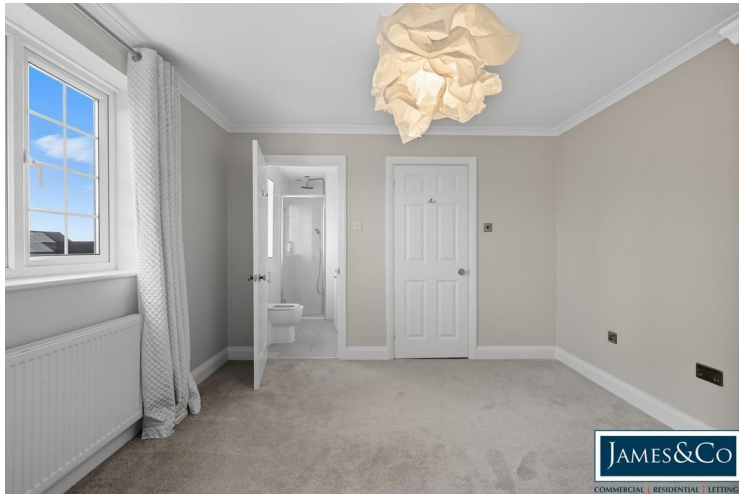




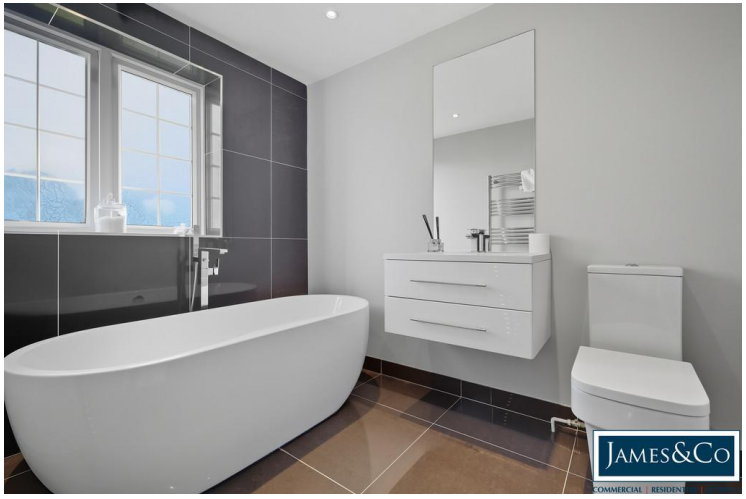



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BEDROOM 3

13' 5" x 10' 2" (4.11m x 3.12m)

BEDROOM 4

8' 11" x 8' 8" (2.72m x 2.66m)

BATHROOM

SECOND FLOOR

LANDING

BEDROOM 5

13' 3" x 13' 1" (4.04m x 4m)

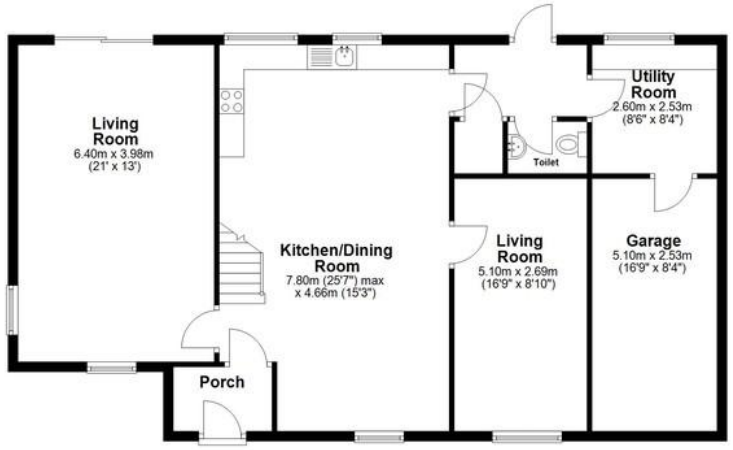
BEDROOM 6

17' 7" x 13' 1" (5.37m x 4m)

BATHROOM

Ground Floor

Approx. 106.0 sq. metres (1140.9 sq. feet)



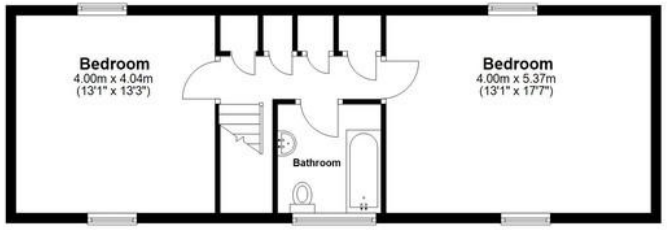
First Floor

Approx. 82.3 sq. metres (885.8 sq. feet)



Second Floor

Approx. 51.4 sq. metres (552.9 sq. feet)



Total area: approx. 239.7 sq. metres (2579.6 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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Godfrey Way

COUNCIL TAX BAND

Tax band F

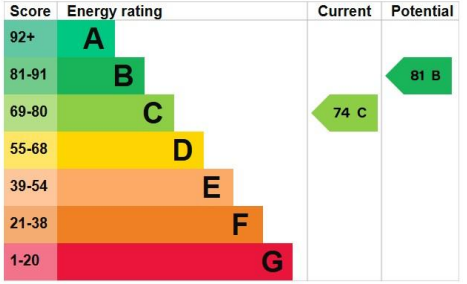
TENURE

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 are 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



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