



30 THE AVENUE

Dunmow, CM6 1BQ

£425,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Edwardian Property
- Two Reception Rooms
- Period Features
- Three Bedrooms and Family Bathroom
- Master converted from the loft with En Suite
- Attractive Front and Rear Garden
- Kitchen
- Sought After Tree Lined Road





Property Description

THE PROPERTY

Edwardian three bedroom property situated within a sought after tree lined road just off the High Street, Benefiting from a loft conversion creating the master bedroom with en-suite. Period features and an attractive garden.

Freehold

All main services connected

Council Tax Band D

EPC E

THE LOCATION

The Avenue is a highly sought after tree lined road just off the High Street.

Great Dunmow is an ancient Flitch 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).

ENTRANCE HALL

SITTING ROOM

(10'8" x 10'10")

Iron and tiled Edwardian fireplace with built-in pine cupboard to side. Window to front. Radiator.

DINING ROOM

(11'10" x 11'1")

Exposed wood floor. Radiator. Window to rear. Cupboard under stairs housing gas fired boiler. Door to:

KITCHEN

(10'6" x 7'8")

Sink unit set in a range of worktops with cupboards and drawers under. Matching wall mounted cupboards over. Plumbing for dishwasher and washing machine. Space for fridge freezer. Built-in oven and hob with extractor hood

over. Tiled floor. Windows to two aspects. Door to garden.

LANDING

Stairs to second floor. Doors to:

BEDROOM 2

(14' x 10'10")

Radiator. Two windows to front.

BEDROOM 3

(11'9" x 8'5")

Radiator. Window to rear. Fitted cupboard and shelves.

BATHROOM

Panel enclosed bath with mixer tap and shower attachment. Wash hand basin. W.C. Built-in cupboard. Radiator. Window

to rear.

SECOND FLOOR LANDING

BEDROOM 1

(14'6" into dormer window recess x 8'11" plus recess with cupboards)

Further built-in cupboards. Radiator. Dormer window to rear.

EN SUITE SHOWER

Large tiled cubicle with shower unit and glazed door and screen. Wash hand basin in vanity unit. W.C. Chrome heated towel rail. Frosted window. Tiled floor.

OUTSIDE

Small paved and shingled front garden with path to front door. The rear garden has a paved patio area with the remainder laid to lawn having established shrubs. Timber garden shed. Gated side access.





Total area: approx. 98.2 sq. metres (1056.7 sq. feet)

COUNCIL TAX BAND

Tax band D

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

