



PESTELL & CO

ESTABLISHED 1991



THE ENDWAY, GREAT EASTON
GUIDE PRICE: £439,950

2/3 BEDROOM END OF TERRACE | LARGE KITCHEN DINER | STUDY/
BEDROOM 3 | FAMILY ROOM | SITTING ROOM | GROUND FLOOR
SHOWER ROOM | 'JACK' AND 'JILL' FAMILY BATHROOM/EN-SUITE
OFF STREET PARKING | POPULAR VILLAGE LOCATION

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A well presented 2/3 bedroom end of terrace property in the popular village of Great Easton. The ground floor offers versatile accommodation with the first floor having two double bedrooms and a 'Jack' and 'Jill' en-suite bathroom. Outside there is off street parking, with further casual parking if required, and a private rear garden.



LARGE ENTRANCE HALL
KITCHEN DINER 27'7" MAX X 9'4"
FAMILY AREA 11'11" X 7'10"
SITTING ROOM 11'8" X 9'4"
STUDY/BEDROOM 3 9.6" X 8'3"
GROUND FLOOR SHOWER ROOM





FIRST FLOOR LANDING
BEDROOM 1 11'5" X 10'9"
'JACK' AND 'JILL' FAMILY BATHROOM/EN-SUITE
BEDROOM 12'6" X 10'4"



With a paved stepped-up pathway leading to ornate panel and glazed front door opening into:

LARGE ENTRANCE HALL

With ceiling lighting, large built-in storage cupboard and further storage cupboard leading into:

KITCHEN DINER – 27'7" MAX X 9'4"

With windows to rear and stable door to patio and rear garden, the kitchen comprising an array of eye and base level cupboards and drawers, 1 ½ bowl single drainer fireclay sink unit with mixer tap, recess and plumbing for fridge freezer, range oven, washing machine and dishwasher, Velux window to ceiling and door through to:

FAMILY AREA – 11'11" X 7'10"

With turned staircase to first floor landing and opening to:

SITTING ROOM – 11'8" X 9'4"

With ornamental fireplace, sash window and door to front. From the family room there is an inner lobby giving further access to:

STUDY/BEDROOM 3 – 9'6" X 8'3"

With built-in storage/wardrobe, inset ceiling downlighting and sash window to front.

GROUND FLOOR SHOWER ROOM

Comprising a white suite with close coupled WC, pedestal wash hand basin, large walk-in shower cubicle, heated towel rail and ceiling lighting.

FIRST FLOOR LANDING

With access to rooms.

BEDROOM 1 – 11'5" X 10'9"

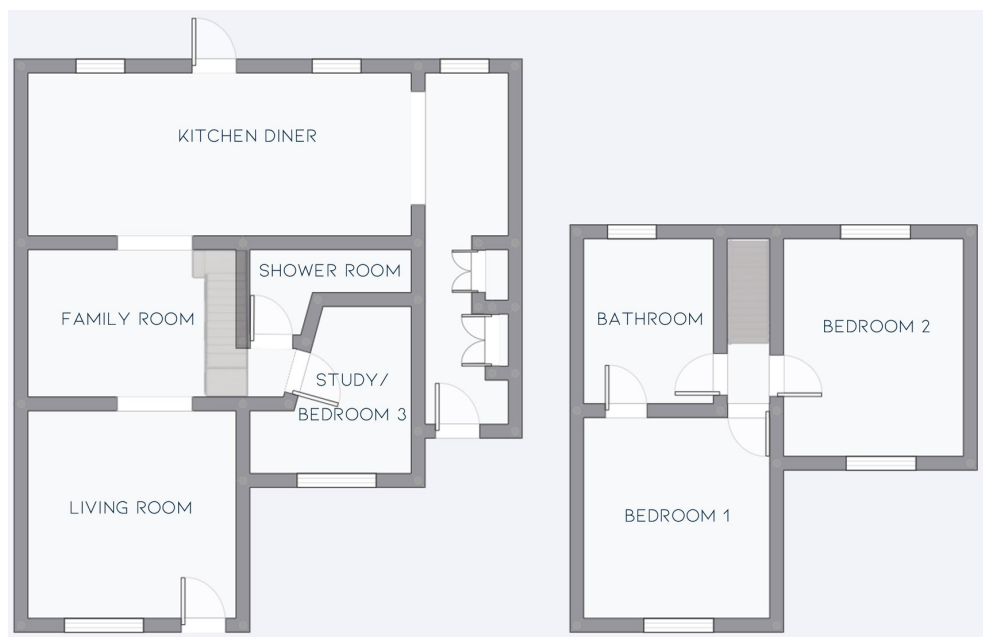
With ornamental fireplace, sash windows to front and window to side, built-in wardrobe with further storage cupboard and hanging rails, access to loft, ceiling lighting and door through to:

'JACK' AND 'JILL' FAMILY BATHROOM/EN-SUITE

Comprising a panel enclosed bath, WC, large shower cubicle, integrated wash hand basin, built-in cupboard, ceiling lighting, further storage housing boiler, heated towel rail and access to loft.

BEDROOM 2 – 12'6" X 10'4"

A bright room with windows to front and rear and ceiling lighting.



**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

OUTSIDE

The property enjoys a peaceful spot in the very popular village of Great Easton. There is off street parking with further casual parking available. The front of the property is laid to both hard and soft landscaping with gated side access to:

REAR GARDEN

Laid primarily to lawn with good sized patio area ideal for entertaining, large timber shed with further concrete hardstanding, all screened by mature planting and fencing. Outside lighting and water points can also be found.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

THE LOCATION

Located in the popular village of Great Easton with its vibrant community spirit, pub and popular primary school. Further mainstream facilities can be found at the town of Great Dunmow and mainline railway access points most locally at Stansted airport but others include Elsenham and Bishops Stortford. Also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the north.

GENERAL REMARKS & STIPULATIONS

Folio D3284

FULL ADDRESS

Timberlog, The Endway, Great Easton, Dunmow, Essex CM6 2HG

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

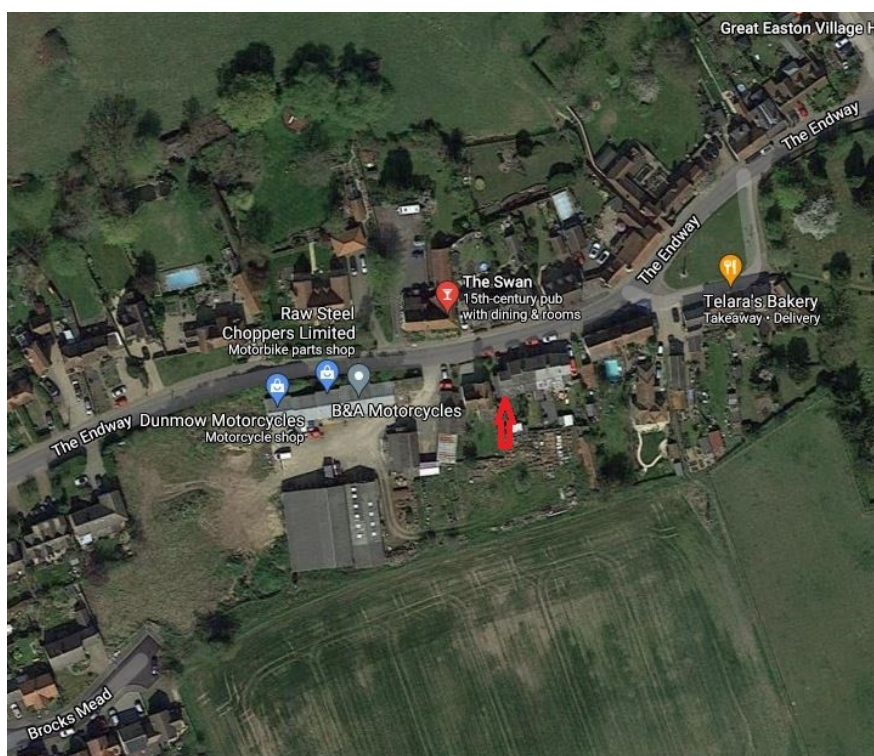
COUNCIL TAX BAND

Band C

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?