



17 BURNS WAY

Thaxted, Dunmow, CM6 2FH

£475,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Four Bedrooms
- En Suite and Family Bathroom
- Cloakroom
- Good Sized Garden
- Large Summerhouse ideal as a Home Office
- Garage and Parking
- Sought After Residential Area
- Within a Picturesque Market Town





Property Description

THE PROPERTY

Well appointed four bedroom home with a good sized garden. Ample parking and a garage. Situated within this sought after residential road on the outskirts of this picturesque market town.

THE LOCATION

For over 1000 years people have lived in and visited one of this country's finest towns. With its famous Guildhall, magnificent Church and restored Windmill set against a backdrop of Medieval houses it is considered the jewel in the crown of Essex.

Thaxted is a small country town with a recorded history

which dates back to before the Domesday Book. Yet although the town is full of considerable architectural interest, its attraction as a place to visit arises just as much from the special character of the town as a community.

Thaxted has no artificial tourist attractions; it remains today what it has been for the last ten centuries – a thriving town which moves with the times, but also treats its heritage from the past with great respect.

The past and the present come together in Thaxted as part of the daily life of everyone in the town.

Thaxted today has a variety of shops, restaurants, pubs and other businesses which serve the needs of resident and visitor alike, making the town a centre for trade and

commerce today, as it has been for 1000 years.

ENTRANCE HALL

CLOAKROOM

LOUNGE

4.68m (15'4") x 3.71m (12'2")

KITCHEN/DINER

5.93m (19'6") x 3.13m (10'3")

FIRST FLOOR

LANDING

BEDROOM 1

3.37m (11'1") x 3.25m (10'8")

EN SUITE

BEDROOM 2

3.25m (10'8") x 3.04m (10')

BEDROOM 3

3.04m (10') max x 2.58m (8'6")

BEDROOM 4

2.58m (8'6") x 1.95m (6'5")

BATHROOM

OUTSIDE

The property has ample driveway parking leading to a larger than usual garage. Gated side access leads to the rear garden which is laid mainly to lawn with seating areas.

SUMMER HOUSE / HOME OFFICE

3.481m x 4.679m with power and light connected.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

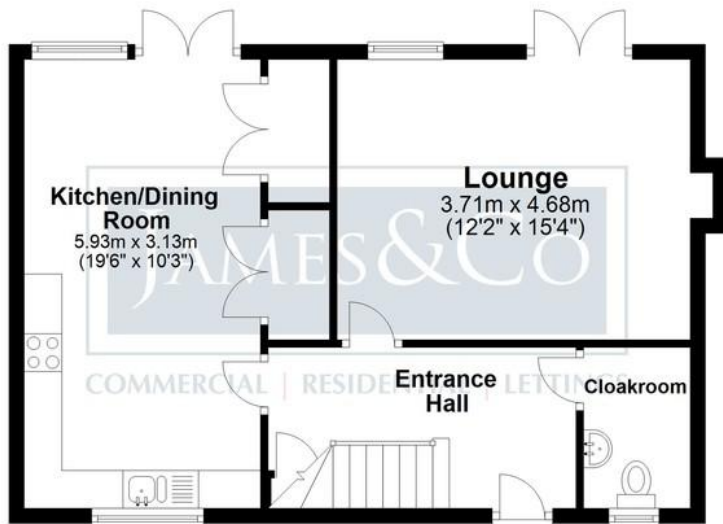
LOCAL AUTHORITY

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

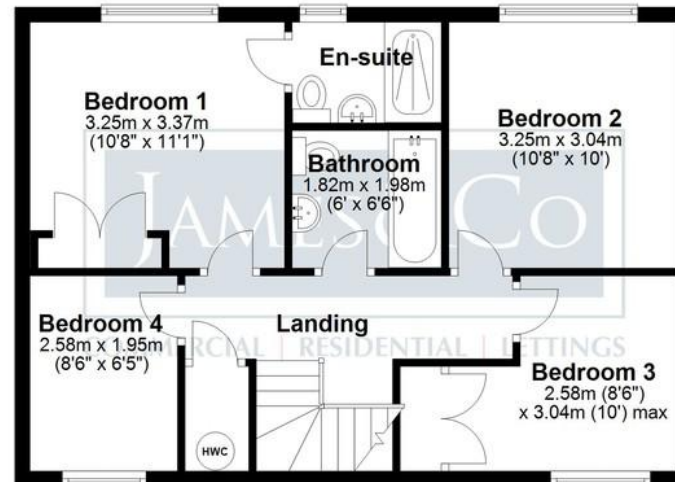
Ground Floor

Approx. 52.3 sq. metres (563.4 sq. feet)



First Floor

Approx. 51.0 sq. metres (548.6 sq. feet)



Total area: approx. 103.3 sq. metres (1112.0 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	86	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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