



# PESTELL & CO

ESTABLISHED 1991



ASH GROVE, DUNMOW  
RENTAL: £1,650 PCM

3 BEDROOM END OF TERRACE | AVAILABLE 03/11/23 |  
UNFURNISHED | KITCHEN | LIVING ROOM | GLAZED DINING ROOM  
| HOME OFFICE | BEDROOM 1 WITH DRESSING ROOM AND EN-SUITE  
| NEWLY INSTALLED WINDOWS | OFF STREET PARKING | SOUTH  
FACING REAR GARDEN | WALKING DISTANCE TO TOWN CENTRE

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

A well presented 3 bedroom end of terrace family home split over 2 floors. Comprising of a kitchen, living room, dining room, home office and storage space on the ground floor whilst enjoying three bedrooms on the first floor, 2 being large doubles and one with a dressing room and ensuite, with the third bedroom being a single and a family bathroom. Externally the front of the property gives access to off street parking and stairs leading up to the front door. The rear of the property has a tiered south facing rear garden with patio area and steps leading up to grass and further decked area.



ENTRANCE HALL

CLOAKROOM

KITCHEN

LIVING ROOM  
15'5" MAX X 15'3"

DINING ROOM 15'5" X 8'5"

HOME OFFICE 11'5" X 7'7"

UTILITY/STORAGE  
8'5" X 4'4"



FIRST FLOOR LANDING

BEDROOM 1 12'6" X 8'10"

DRESSING ROOM 8'5" X 5'8"

EN-SUITE

BEDROOM 2 11'8" X 8'10"

BEDROOM 3 8'10" X 6'4"

FAMILY BATHROOM



WANT TO VIEW THIS PROPERTY?

DO YOU HAVE ANY QUESTIONS?

PLEASE DO NOT HESITATE  
TO CONTACT US  
01371 879100

With panel and obscure glazed front door opening into:

#### ENTRANCE HALL

With stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted radiator, wood effect vinyl flooring, power points and doors to rooms.

#### CLOAKROOM

Comprising close coupled WC, corner wall mounted wash hand basin with twin taps and tiled splashback, obscure window to front, ceiling lighting, wall mounted radiator and continuation of the wood effect vinyl flooring.

#### KITCHEN

Comprising an array of eye and base level cupboards and drawers with walnut block effect work surface and tiled splashback, four ring stainless steel gas hob with stainless steel extractor fan above and double oven under, recess and power for tall fridge freezer, recess, power and plumbing for dishwasher, cupboard housing Worcester boiler, 1  bowl single drainer porcelain sink unit with mixer tap, window to front, ceiling lighting, an array of power points and wood effect laminate flooring.

#### LIVING ROOM – 15'5" max x 15'3" max

With large under stairs storage cupboard, ceiling lighting, wall mounted radiator, continuation of the wood effect vinyl flooring, TV and power points, window and sliding doors into:

#### DINING ROOM – 15'5" x 7'7"

With glazed, pitched roof, three sets of French doors leading out to South facing rear garden, wall mounted radiator, wall mounted lighting, wood effect vinyl flooring and door through to:

#### HOME OFFICE – 11'5" x 8'5"

With ceiling lighting, power, fitted carpet, door to rear garden and further door to:

#### UTILITY/STORAGE – 8'5" x 4'4"

With power and plumbing for both washing machine and tumble dryer, roller shutter doors to front, power and lighting and concrete floor.

#### FIRST FLOOR LANDING

With access to loft, ceiling lighting, airing cupboard housing hot water cylinder and slatted shelves, power point, fitted carpet and doors to rooms.

#### BEDROOM 1 – 12'6" x 8'10"

With window to rear, ceiling lighting, wall mounted radiator, fitted carpet, TV and power points and large archway through to:

#### DRESSING ROOM – 8'5" x 5'8"

With wall to wall sliding mirrored wardrobes with hanging rails within, obscure window to side, wall mounted radiator, inset ceiling downlighting, fitted carpet, power point and door to:

#### EN-SUITE

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, half tiled surround and glazed shower screen, close coupled WC, wall mounted wash hand basin with twin taps and tiled splashback, obscure window to front, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted radiator and tiled flooring.

#### BEDROOM 2 – 11'8" x 8'10"

With window to front, ceiling lighting, wall mounted radiator, fitted carpet and TV and power points.

#### BEDROOM 3 – 8'10" x 6'4"

With window to rear, wall mounted radiator, ceiling lighting, power points and fitted carpet.

#### FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with mixer tap and wall integrated shower unit, tiled surround with shower curtain, wall mounted wash hand basin with twin taps and tiled splashback, low level WC with integrated flush, display alcove storage with lighting, further inset ceiling downlighting, obscure window to front, extractor fan, electric shaving point, wall mounted radiator and tiled flooring.

## THE PROPERTY

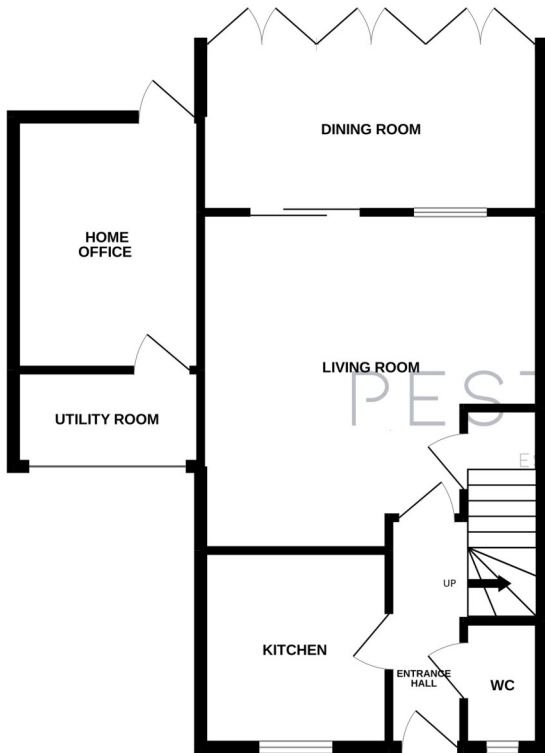
The front of the property enjoys a tarmacadam driveway for off street parking with block paved path leading to front door.

## REAR GARDEN

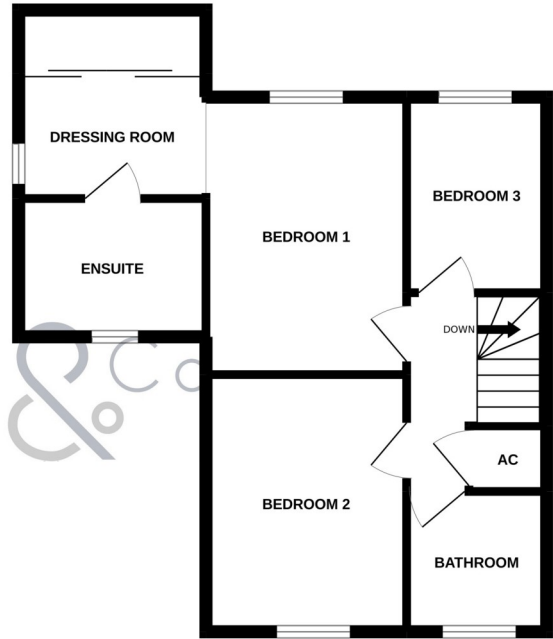
Split into three tiered sections, one of patio, one of lawn and one of decking, ideal for entertaining with timber shed to rear. The garden is south facing in nature and completely retained by close boarded fencing. Outside lighting can also be found.



GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85   B    |
| 69-80 | C             |         |           |
| 55-68 | D             | 64   D  |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## THE LOCATION

Ash Grove is located within walking distance of Dunmow town centre which in turn offers shops, public houses and restaurants. Further to this countryside walks can be found at the nearby Olives Woods. Located near the A120 bypass, this gives access to the M11 from Bishops Stortford and also benefits from being very close to London Stansted airport. Mainline railway station that connects directly to London Liverpool Street or Cambridge can be found at Bishop's Stortford also.

GENERAL REMARKS & STIPULATIONS

Folio R13301

FULL ADDRESS

37 Ash Grove, Dunmow CM6 1QY

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 E

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 31 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?