



## 18 ROWAN WAY

Dunmow, CM6 1PW

£380,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Three Bedroom Town House
- Master En Suite on Third Floor
- Sought After Development
- Cloakroom & Replaced Bathroom and En Suite
- Fitted Kitchen
- Conservatory
- Landscaped Garden
- Garage and Parking







## Property Description

### THE PROPERTY

SOUGHT AFTER LOCATION - CONSERVATORY - OVERLOOKING GREEN AREA TO THE FRONT - GARAGE. This modern three bedroom family home is well presented and offers a master bedroom with en-suite and garage and parking. Offered CHAIN FREE.

### THE LOCATION

This wonderful three bedroom home offers great family living and is ideally situated overlooking an open green area on the ever popular and award winning 'Woodlands Park' and within easy reach of all the amenities.

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.

### ENTRANCE HALL

### CLOAKROOM

### KITCHEN

2.45m (8') x 2.34m (7'8")

### LOUNGE

4.34m (14'3") x 3.49m (11'5")

### CONSERVATORY

3.70m (12'2") x 3.06m (10'1")

### FIRST FLOOR

### LANDING

### BEDROOM 2

3.50m (11'6") x 2.40m (7'10")

### BEDROOM 3

3.51m (11'6") x 2.40m (7'10")

front.

## BATHROOM

## SECOND FLOOR

### BEDROOM 1

3.63m (11'11") x 3.34m (11')

### ENSUITE

### OUTSIDE

The property benefits from an attractive garden which has been landscaped to provide seating areas.

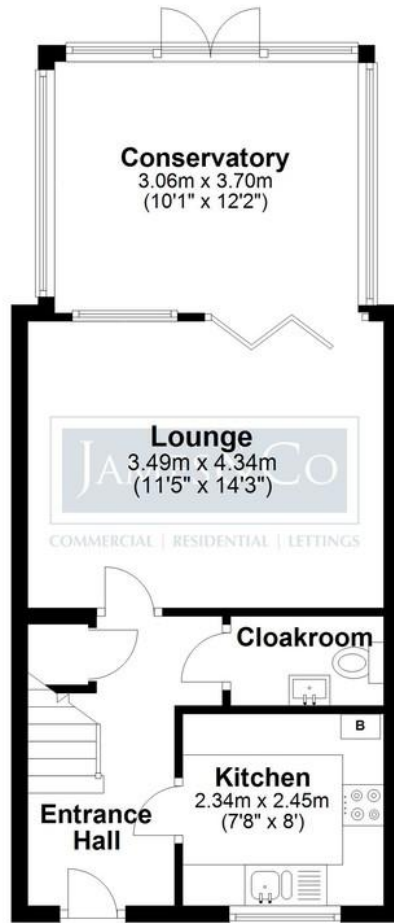
### GARAGE AND PARKING

The property has a single garage en-bloc with parking to the



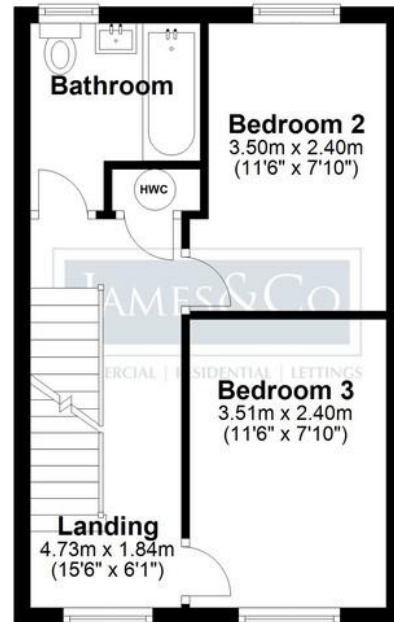
## Ground Floor

Approx. 42.6 sq. metres (458.4 sq. feet)



## First Floor

Approx. 30.9 sq. metres (332.4 sq. feet)



## Second Floor

Approx. 20.9 sq. metres (225.3 sq. feet)



Total area: approx. 94.4 sq. metres (1016.1 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.

## 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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