



HARRIS GREEN, DUNMOW

GUIDE PRICE – £325,000

- No Onward Chain
- 2 Double bedroom end of terrace house
- Kitchen
- Living Room Diner with French doors to rear garden
- Family Bathroom
- Single Detached Garage
- Off-road parking
- Rear Garden
- Short walk from High Street & local amenities

HARRIS GREEN, DUNMOW

We are pleased to offer this 2 double bedroom end of terrace home in Harris Green, Great Dunmow. This property boasts two double bedrooms, shower room, a landscaped rear garden, detached garage and off-road parking whilst being only a short walk from Dunmow High Street and other local amenities.





With UPVC panel and glazed front door opening into:

Entrance Hall

With wood effect vinyl flooring, stairs to first floor landing, window to side aspect, ceiling lighting, storage cupboard with hanging space, understairs cupboard with slatted shelves and wall mounted light, doors to rooms.

Kitchen – 8'10" x 8'7"

Comprising an array of eye and base level cupboards and drawers, window to front aspect, tile effect vinyl flooring, wall mounted Worcester boiler, 4 ring gas hob with oven beneath and extractor fan above, one and a half bowl single drainer stainless steel sink unit with mixer tap and tiled splashback, inset ceiling downlighting, wall mounted radiator, recess and power for fridge-freezer, recess power and plumbing for washing machine and power points.

Cloakroom

With wall mounted wash hand basin with twin taps, close coupled WC, inset ceiling downlighting, fitted carpet and wall mounted vanity mirror.

Living Room / Dining Room – 16'11" x 9'5"

With fitted carpet, window to side aspect, French doors to rear garden, ceiling lighting, array of TV and power points and wall mounted radiator.

First Floor Landing

With fitted carpet, window to side aspect, airing cupboard with hot water cylinder and slatted shelves, ceiling lighting, loft hatch and doors to rooms.

Bedroom 1 – 13'11" x 8'7"

With fitted carpet, window to front and side aspect, ceiling lighting, built-in wardrobe, storage cupboard, power points and wall mounted radiator.

Bedroom 2 - 10'3" x 9'10"

With window to side aspect, built-in wardrobe, ceiling lighting, fitted carpet, wall mounted radiator, TV and power points.

Bathroom

Comprising a close coupled WC with integrated flush, window to side aspect, vanity mounted wash hand basin with twin taps, oversized fully tiled and glazed shower cubicle with wall mounted shower, tiled flooring, half tiled surround, inset ceiling downlighting and wall mounted towel rail.

OUTSIDE

The property is approached via a wooden gate and paved pathway to front door, with the remaining front garden enclosed by a low level picket fence. There is a single garage with parking in front for one vehicle and side gate supplying access into:

Rear Garden

Split into two sections, the first being a small entertaining patio area and the second being that of artificial grass with stepped access to garage, shrub and herbaceous flower beds all retained by close boarded fencing.

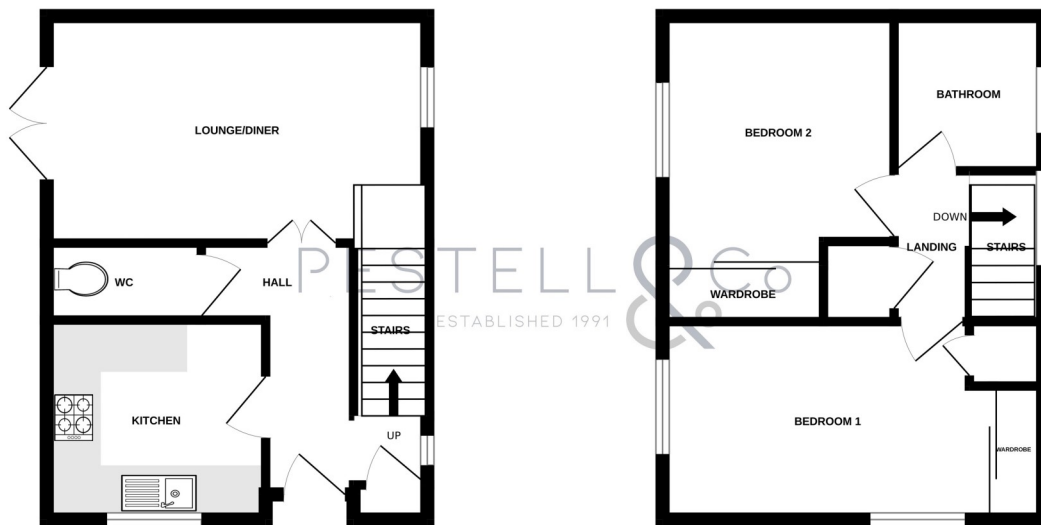


DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

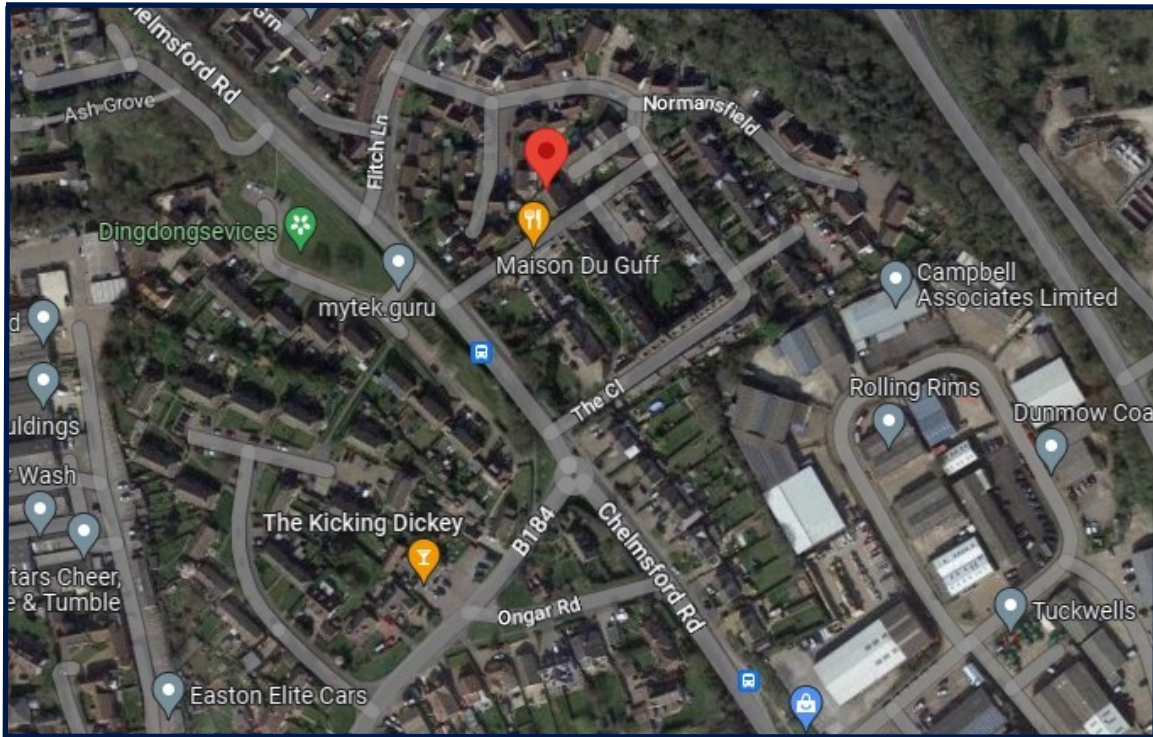


TOTAL FLOOR AREA : 665 sq.ft. (61.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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GENERAL REMARKS & STIPULATIONS

Harris Green is located only a short walking distance away from Dunmow high street and other local amenities. Being a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, thus giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

35 Harris Green, Dunmow, CM6 1FP

COUNCIL TAX BAND

Band D

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

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

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.

PESTELL & Co

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Are you a developer looking for an agent to market or value your site?