



OAKROYD AVENUE, GREAT DUNMOW

GUIDE PRICE – £500,000

- 2 BEDROOM SEMI-DETACHED BUNGALOW
- DINING ROOM
- LIVING ROOM
- CONSERVATORY
- FAMILY SHOWER ROOM
- KITCHEN
- LARGE 90FT REAR GARDEN
- PARKING FOR MORE THAN 3 VEHICLES
- WELL LOCATED IN GREAT DUNMOW
- SHORT WALK TO LOCAL AMENITIES

We are pleased to offer this wonderful 2 bedroom semi-detached bungalow in Oakroyd Avenue, Great Dunmow. This property enjoys 2 double bedrooms, dining room, living room leading to conservatory, kitchen and a family shower room, this property also has parking for over 3 vehicles and a 90ft rear garden. Oakroyd Avenue is well positioned in Great Dunmow and is short walking distance from local amenities and Great Dunmow high street.





With composite panel and obscure glazed leaded front door with obscure glazed leaded sidelights opening into:

Entrance Hall

With ceiling lighting, wall mounted radiator, power point, wood effect Karndean herringbone flooring, storage cupboard housing wall mounted fuse board and shelving, doors to rooms.

Living Room – 13'2" x 11'2"

With ceiling lighting, wall mounted radiator, built-in multi fuel burner with stone surround and hearth, built-in feature bookcases with additional storage, wood effect Karndean herringbone flooring, TV and power points and large opening into:

Conservatory – 11'4" x 9'2"

Glazed on three aspects with French doors leading out to terraced patio, wall mounted radiators, telephone and power points, wood effect Karndean herringbone flooring, ceiling lighting.

Dining Room – 13'5" x 11'5"

With French doors and sidelights leading out to terraced patio, ceiling lighting, wall mounted contemporary gas fire, TV, telephone and power points, wall mounted radiator and fitted carpet.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary oak block work surface and tiled splashback, one and a half bowl single drainer ceramic sink unit with mixer tap, 4 ring electric hob with extractor fan above, integrated double oven, integrated fridge-freezer, integrated dishwasher and washing machine, cupboard housing Vaillant boiler, insert ceiling downlighting, array of power points, panel and glazed door leading outside with additional sidelights, wood effect Karndean herringbone flooring.

Bedroom 1 – 14'6" x 13'8"

With large bay window to front, built-in wardrobe, wall mounted radiators, TV and power points, fitted carpet.

Bedroom 2 – 11'5" x 8'10"

With bay window to front, insert ceiling downlighting, wall mounted radiator, power points and fitted carpet.

Family Shower Room

Comprising a fully tiled and glazed walk-in shower with integrated twin head shower, close coupled WC, wall mounted wash hand basin with vanity mirror and mixer tap above, storage beneath, obscure window to side, insert ceiling downlighting, extractor fan, full tiled surround, tiled flooring with underfloor heating, chromium heated towel, airing cupboard housing hot water cylinder and slatted shelves.

OUTSIDE

The front of the property is approached by a block paved driveway supplying off-street parking for a minimum of three or four vehicles, with twin gated side access for additional parking, power point and water point and opening into:

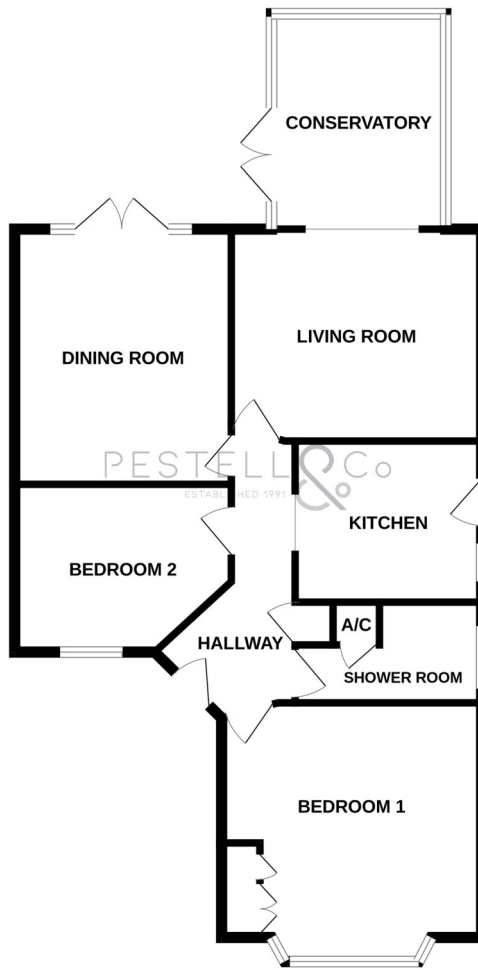
Rear Garden – 90ft

Split into a large entertaining terraced patio that leads on to a large lawn with mature shrub and herbaceous hedged borders all enclosed by close boarded fencing, timber shed and wire fencing to rear of garden and beautifully screened with well established trees.



DETAILS

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



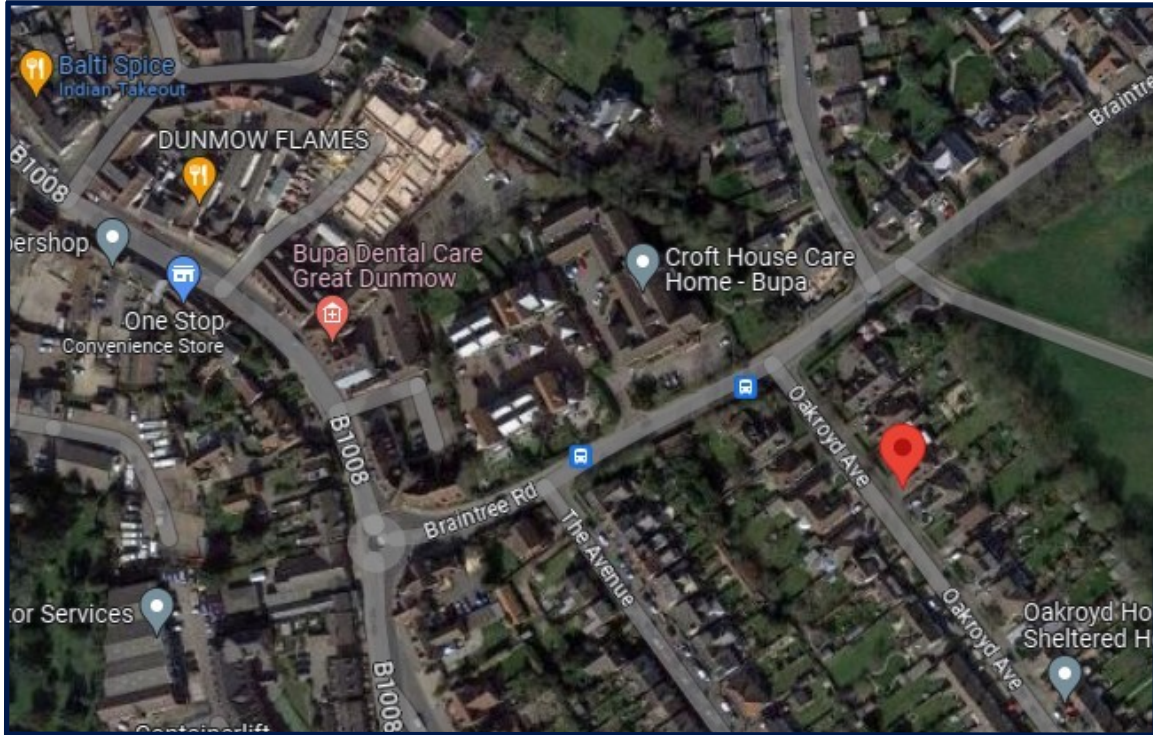
TOTAL FLOOR AREA: 874 sq.ft. (81.2 sq.m.) approx.

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

Oakroyd Avenue is extremely well located within walking distance to the popular market town of Great Dunmow offering restaurants, shops, boutiques, schooling and recreational facilities. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

8 Oakroyd Avenue, Dunmow, CM6 1HG

COUNCIL TAX BAND

Band E

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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