



42 WOODVIEW ROAD

Dunmow, CM6 1BU

OFFERS OVER £499,995



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Detached Family Home
- 5/6 Bedrooms with Three Bathrooms
- Good Sized Receptions, the Lounge boasting a lovely Outlook over the Garden
- Driveway with Carport Parking
- Very Good Order Throughout
- South Facing Large Beautifully Stocked Garden
- Popular Mature Residential Area
- Walking Distance to the Town





Property Description

THE PROPERTY

Superb family home situated in an established location offering a LARGE SOUTH FACING garden with spacious accommodation throughout including three bathrooms and a potential six bedrooms!

This lovely family home has been extended and improved by the current owners who have lived here happily for 38 years. Since approximately 2019 the vendors have renewed the kitchen and all the bathrooms, together with replacing the gas boiler. The house is now in very good order throughout.

On the ground floor are two lovely receptions with the lounge enjoying an outlook over the well stocked South facing garden. Replaced kitchen with integrated appliances

and utility room. Cloakroom. The garage has been converted to provide a bedroom with wet room en-suite or alternatively would suit a home office set up.

On the first floor are five bedroom the master with en-suite and family bathroom all replaced since 2019.

The gardens are of particular note being South Facing well stocked sloping down to the rear, with a summerhouse (power and light connected) and a further timber storage shed.

THE LOCATION

This detached family home is situated within easy distance to the High Street and is situated within a popular mature residential development.

Within easy reach of all the facilities that this thriving market town offers.

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

DINING ROOM

14' 7" x 12' 11" (4.44m x 3.94m)

LOUNGE

17' 7" x 12' 10" (5.36m x 3.91m)

INNER HALL WAY

BEDROOM 6 / HOME OFFICE

10' 1" x 8' 3" (3.07m x 2.51m)

EN SUITE WET ROOM

KITCHEN

12' 6" x 8' 6" (3.81m x 2.59m)

UTILITY ROOM

FIRST FLOOR

LANDING

BEDROOM 1

12' 8" x 11' (3.86m x 3.35m)

ENSUITE

BEDROOM 2

10' 2" x 9' 10" (3.10m x 3.00m)

BEDROOM 3

9' 10" x 9' 7" (3.00m x 2.92m)

BEDROOM 4

9' 7" x 5' 11" (2.92m x 1.80m)

BEDROOM 5

7' 11" x 7' 1" (2.41m x 2.16m)

OUTSIDE

To the front of the property is driveway parking leading to a car-port with access via a pedestrian door to the ground floor bedroom. Side access is granted via timber gate leading to the rear garden.







To the rear is a decked area leading to circular patio area with the remainder lawn. The garden boasts a variety of shrub borders with a stepped pathway leading to the foot of the garden. To the foot of the garden are two timber sheds for storage screened by timber fencing. Summerhouse with power and light connected.

PROPERTY INFORMATION

Freehold.

Council Tax Band E.

EPC D.

Ground Floor
Approx. 77.5 sq. metres (833.8 sq. feet)



First Floor
Approx. 81.5 sq. metres (882.0 sq. feet)



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 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
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	



4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

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