



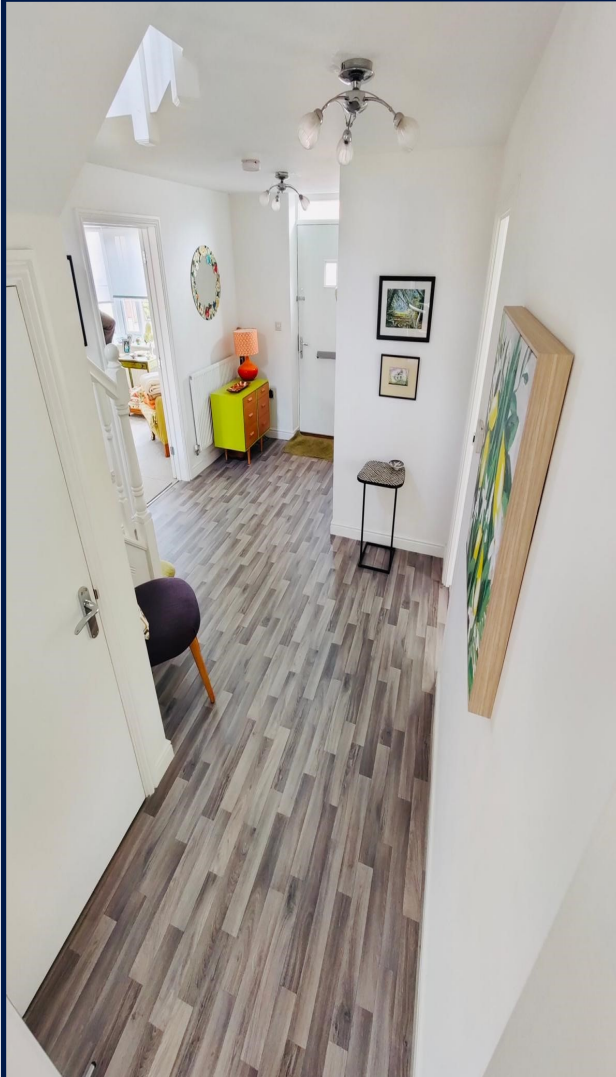
BARLEY LANE, GREAT DUNMOW

£600,000

- 4 BEDROOM DETACHED FAMILY HOME
- SUPERBLY PRESENTED
- FANTASTICALLY LOCATED
- MODERN KITCHEN BREAKFAST ROOM
- DINING ROOM
- SMALL DEVELOPMENT
- 4 BEDROOMS
- 3 BATHROOMS
- OFF STREET PARKING FOR 3 VEHICLES
- DETACHED HI-SPEC GARAGE
- SHORT STROLL TO AMENITIES
- LOCATED OPPOSITE THE DOWNS

Barley Lane is a superbly located four bedroom detached home on a small but centrally located development just a short walk to Great Dunmow's Town Centre and amenities. With generous rooms throughout and four bedrooms with three bathrooms all presented with style. This home with huge amounts of natural light really is a great find. Modern kitchens and bathrooms and ample parking are also offered. Please call to arrange a viewing.





A front door opening on to

A large entrance hall

With feature turn staircase to first floor landing and doors to rooms, under stair storage cupboard.

Living Room 18ft 6 by 10ft 7 = 5.64m x 3.22m

With bay window to front and French doors to rear.

Dining room 17ft 8 by 10ft 8 maximum = 5.38m x 3.25m max

With bay window to front and windows to side offering a bright and spacious room.

Large Kitchen / Breakfast room 16ft 10 by 11ft 6 = 5.13m x 3.5m

Comprising an array of eye level base units and drawers. 1 single bowl drainer glass sink with mixer tap. Integrated double oven, dishwasher, fridge/freezer, four ring gas hob with extractor over. Complimentary stone work surfaces with tiled splash back. Windows on two aspects with further twin opening french doors to patio and rear garden along with a further personnel door to garden.

Door to store 7ft by 5ft = 2.13m x 1.52m

With single bowl, single drainer stainless steel sink unit, recess and plumbing for washer/dryer, a light, power supplied.

Cloakroom

Comprising a white suite with close coupled WC, pedestal wash hand basin, tiled splashback, extractor fan, ceiling lighting.

First Floor Landing

A bright and spacious landing with doors to room, with a large built in storage cupboard housing a pressurised water system, access to loft, door to rooms.

Master Bedroom 17ft maximum by 11ft 7 = 5.18m x 3.53m

With three windows on two aspects, overlooking garden and side. Quadruple wardrobe. Door to ensuite shower room

Ensuite Shower Room

Close coupled WC, pedestal wash hand basin, fully integrated tiled shower unit with obscured window to side, extractor fan, ceiling lighting, electric shaver point.

Bedroom 2 – 10ft by 10ft 9 maximum = 3.04m x 3.27m

With window to front, opening to dressing room with quadruple wardrobe and window to rear. Door to

Ensuite Shower

Comprising close coupled WC, pedestal wash hand basin, separate fully tiled shower cubicle, extractor fan, ceiling down lighter, electric shaver point and obscure window to rear

Bedroom 3 – 11ft 8 by 9ft = 3.55m x 2.74m

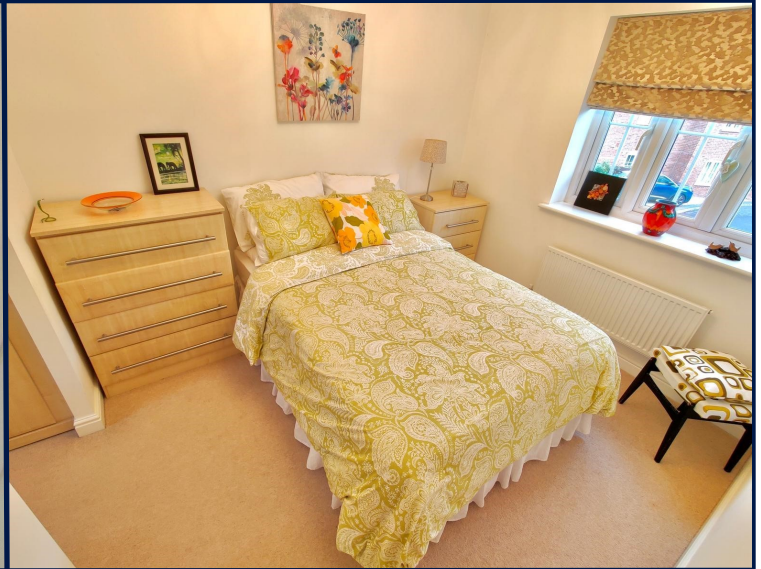
With built in wardrobe, window to front

Bedroom 4 – 9ft 2 by 7ft = 2.79m x 2.13m

With window to side

OUTSIDE

We have a really well maintained rear garden which is low maintenance, there is a good sized patio area ideal for entertaining, raised shrub and herbaceous borders. A large recess containing a storage shed, a further side and rear access to a garden/utility area giving further storage including beams and gated pedestrian access to outside. The front of the property is laid to low maintenance garden and landscaping and to the rear can be found 1 □ length single garage with high quality eaves storage. Additionally outside of the garage parking facilities there is driveway parking for at least 3 vehicles.

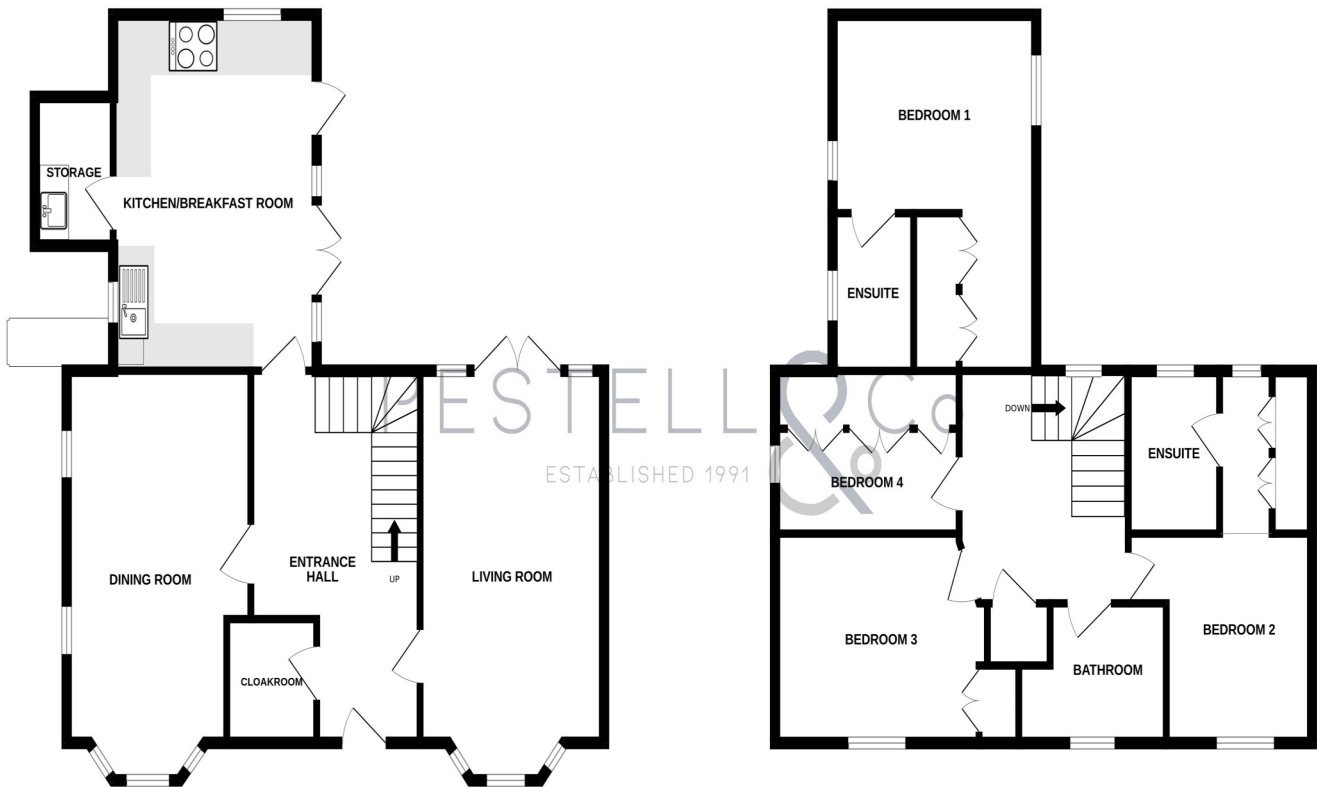


DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN



GENERAL REMARKS & STIPULATIONS

Barley Lane is well located just off of the Downs in Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Great Dunmow is 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, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

28 Barley Lane, Great Dunmow,
Essex, CM6 1US

COUNCIL TAX BAND

Band F

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?