



TENTERFIELDS, GREAT DUNMOW

GUIDE PRICE – £440,000

- 3 BEDROOM SEMI DETACHED
- BEAUTIFULLY REFURBISHED
- LARGE LIVING ROOM
- LARGE KITCHEN DINER
- 85FT SOUTH WEST FACING GARDEN
- LARGE OUTBUILDING, IDEAL FOR PLAYROOM OR HOME OFFICE
- OFF STREET PARKING
- WALKING DISTANCE TO HIGH STREET & SCHOOLS

A beautifully presented semi-detached family home with 85ft south facing rear garden. This home comprises a large living room, L-shaped kitchen diner, spacious entrance hall, 3 bedrooms and a family bathroom, whilst externally boasting the large entertaining rear garden with various family spaces along with a versatile outbuilding ideal for a home office, gym or children's playroom. Located within a 2 minute walk of the main High Street that offers an abundance of amenities this property is a must view.





Composite front door and obscure glazed side lights opening into:

Entrance Hall:

With stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted radiator, under stairs storage recess, wood effect laminate flooring, doors to rooms:

Living Room: 18'11" x 10'11"

With large picture window to front and further French doors and side lights to rear south facing garden, ceiling lighting, wall mounted radiator, feature display fire place, fitted carpet.

Kitchen Breakfast Room: 23'2" max x 14'5" max

Comprising an array of eye and base level cupboards and drawers with wood effect worksurfaces and tiled splashbacks, porcelain 1 1/2 bowl single drainer sink unit and mixer tap, large window overlooking south facing rear garden and further windows to front and side, integrated fridge freezer, integrated washing machine, integrated dishwasher, four ring electric hob with oven under and stainless steel extractor fan and splashback above, further cupboard housing boiler, inset ceiling and counter display lighting, wood effect laminate flooring, door to side.

First Floor Landing:

Ceiling lighting, access to loft with power, lighting and insulation, large airing cupboard housing hot water cylinder and slated shelves, doors to rooms:

Bedroom 1: 12'7" x 11'0"

With large picture window to front with far reaching views, ceiling lighting, fitted carpet, wall mounted radiator, built in storage cupboard.

Bedroom 2: 10'11" x 10'1"

With large picture window to front with far reaching views, ceiling lighting, fitted carpet, wall mounted radiator, built in storage cupboard.

Bedroom 3: 8'6" x 8'3"

With window overlooking south facing rear garden, ceiling lighting, fitted carpet, wall mounted radiator.

Family Bathroom:

Comprising panel enclosed bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin with mixer tap, full tiled surround, obscure window to rear, wall mounted radiator, wood effect flooring.

Separate W.C.:

With close coupled W.C., ceiling lighting, obscure window to rear.

OUTSIDE

Front Garden: Approached via a double width driveway supplying access to covered front door, remaining garden is laid to lawn and flower bed, personnel gate and path leading to:

South Facing Rear Garden: 85ft Approx: A fantastically proportioned and private rear garden, laid primarily to a tiered lawn with mature flower beds and established Apple tree, paved patio area ideal for entertaining, retained on both sides by mature hedging. Pathway leading to:

Large Outbuilding: 19'7" x 15'8"

A large open plan room with inset ceiling downlighters, wall mounted electric radiators, power points. Kitchenette comprising a workstation with walnut effect work surface and splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, recess power and plumbing for washing machine and fridge, window to side, French doors and windows to front, wood effect laminate flooring, sliding door to cloakroom. Cloakroom comprising of a close couple W.C., wall mounted wash hand basin with mixer tap and tiled splashback, storage under, inset ceiling down lighting, obscure window to rear, wood effect laminate flooring.



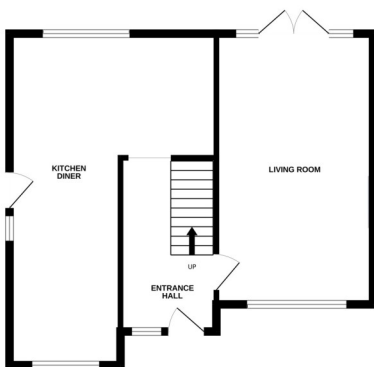
DETAILS

EPC

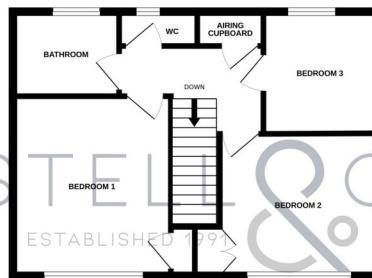
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

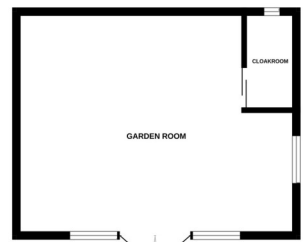
GROUND FLOOR
525 sq.ft. (48.8 sq.m.) approx.



1ST FLOOR
468 sq.ft. (43.5 sq.m.) approx.



GARDEN ROOM
306 sq.ft. (28.4 sq.m.) approx.

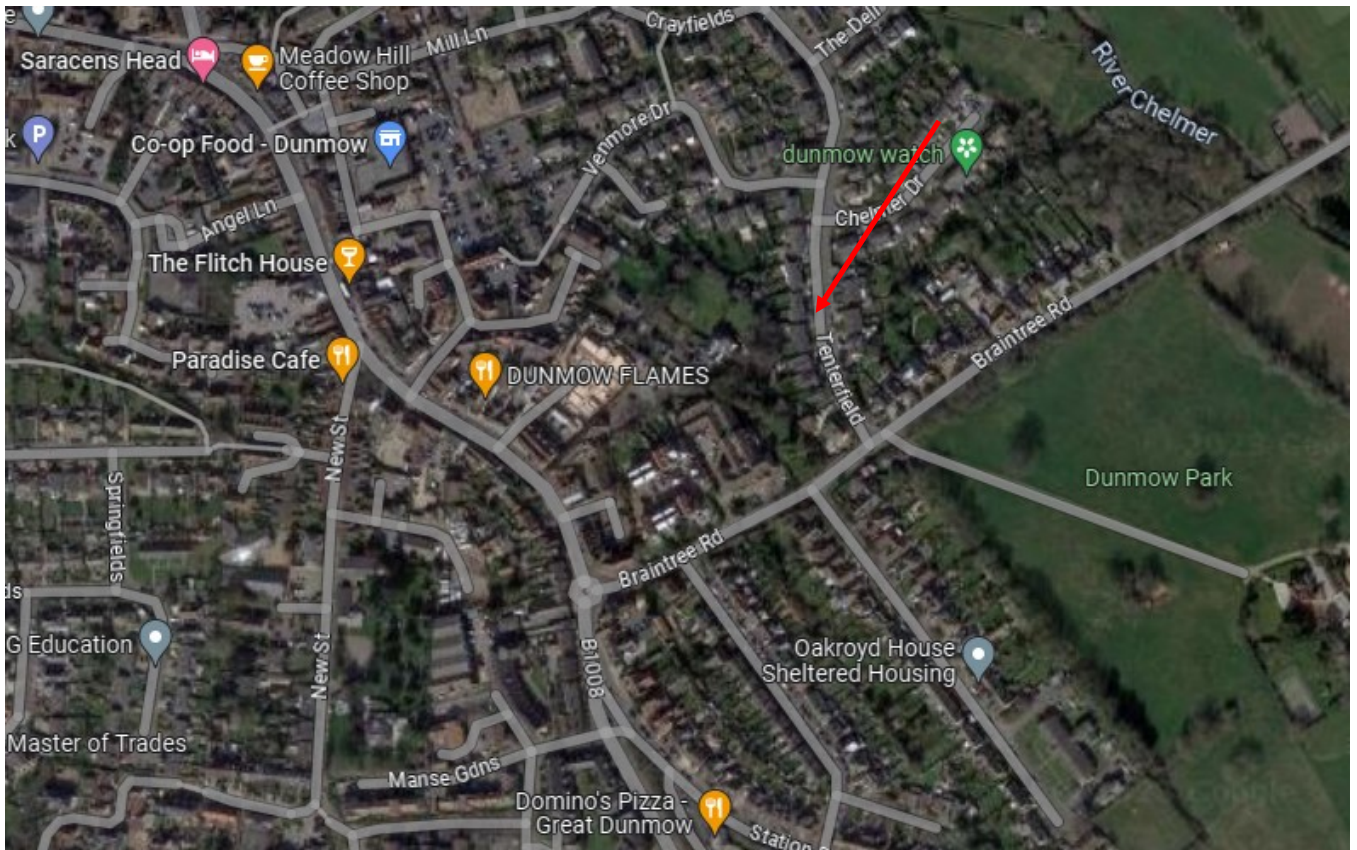


TOTAL FLOOR AREA : 1299 sq.ft. (120.7 sq.m.) approx.

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

Excellent location in an extremely popular location within walking distance to the high street that offers schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.



FULL PROPERTY ADDRESS

17 Tenterfields, Great Dunmow, Essex CM6 1HH

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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