



## HIGH STILE, GREAT DUNMOW

GUIDE PRICE – £525,000

- 4 BEDROOM SEMI-DETACHED
- 110FT REAR GARDEN WITH PLANNING FOR ADDITIONAL OUTBUILDING
- KITCHEN DINER
- LARGE LIVING ROOM, CONSERVATORY
- ENTRANCE HALL WITH HOME OFFICE
- UTILITY AND GROUND FLOOR SHOWER ROOM
- 4 PIECE FAMILY BATHROOM, EN-SUITE TO BEDROOM 1
- OUTBUILDING, IDEAL FOR HOME OFFICE OR GYM
- DRIVEWAY PARKING FOR AT LEAST 6 VEHICLES
- WALKING DISTANCE TO HIGH STREET



A well proportioned family home comprising versatile accommodation of an entrance hall with home office area, large living room, a kitchen diner, utility with shower room and a conservatory on the ground floor whilst upstairs offers 4 bedrooms (3 double), bedroom 1 with en-suite and a four piece family bathroom. Externally, the property boasts a large than average driveway that supplies off street parking for at least 6 vehicles, whilst to the rear, the large garden measures 110ft with entertaining patio, lawn and children's play area along with an outbuilding ideal for gym or additional home office. Located just off of the main High Street, the property offers an abundance of amenities within just a few minutes walk as well as countryside walks.







With timber and panel glazed front door leading into:

**Entrance Hall/Home Office 13'10" x 9'8"**

With window to front, access to eaves storage, ceiling lighting, wall mounted radiators, stairs rising to first floor landing, wood effect laminate flooring, cupboard housing wall mounted fuseboard, wall mounted radiators, telephone and an array of power points, storage cupboard, doors to rooms.

**Living Room 18'10" x 13'0"**

With decorative fireplace with timber surround and stone hearth along with alcove display shelving and storage to either side, bay window to front, wall mounted radiator, TV and power points, fitted carpet.

**Kitchen Diner 22'2" x 11'11"**

With kitchen area comprising an array of eye and base level cupboards and drawers with solid oak block work surface, single under sunk butler sink with pot wash style mixer tap over, integrated double oven, four ring stainless steel gas hob with extractor fan over, recess power and plumbing for slimline dishwasher, recess and power for large fridge freezer, window to side, ceiling lighting, smoke alarm, solid French oak flooring leading to the dining area that comprises of ceiling lighting, wall mounted radiator, power points and sliding patio doors into;

**Conservatory 16'6" x 9'10"**

Of uPVC construction with glazing on three aspects and a polycarbonate roof, ceiling fan lighting, power points, tiled flooring, door to entertaining patio and garden beyond.

**Utility**

With uPVC panel and obscure glazed door to driveway, further aluminium glazed door to rear patio and garden, window to side, tiled flooring, mosaic tiled workstation with recess, plumbing and power beneath for washing machine and tumble drier, eye level storage, power points, wall mounted radiator, ceiling lighting, door to;

**Shower room**

Comprising a fully tiled and glazed shower cubicle with wall mounted shower, vanity mounted wash hand basin with mixer tap and mosaic tiled splash back, close coupled WC, obscure window to side, ceiling lighting, tiled flooring with underfloor heating, extractor fan.

**First floor landing**

With window to side, stairs rising to second floor, ceiling lighting, smoke alarm, fitted carpet, power point, airing cupboard housing a wall mounted boiler and pressurised hot water cylinder, doors to rooms.

**Bedroom 2: 13'0" x 11'11"**

With window overlooking the large rear garden, built-in wardrobes, ceiling and inset ceiling lighting, wall mounted radiator, power points, fitted carpet.

**Bedroom 3: 13'0" x 9'11"**

With window to front aspect, ceiling lighting, wall mounted radiator, power points, fitted carpet.

**Bedroom 4: 8'11" x 6'9"**

With window to front aspect, built-in wardrobe with mirrored sliding doors, wall mounted radiator, ceiling lighting, power points, fitted carpet.

**Family Bathroom**

Comprising a four piece suite of tile enclosed bath with mixer tap including shower attachment and tiled surround, vanity mounted wash hand basin with mixer tap and glass splash back, low level WC with integrated flush, oversized shower cubicle with stone effect aqua boarding, glazed screen and integrated multi-jet shower system, inset ceiling down lighting, extractor fan, window to rear, chromium heated towel rail, tiled flooring.

**Second floor landing**

With Velux window to front, inset ceiling down lighting, smoke alarm, power point, fitted carpet, eaves storage, door to;

**Bedroom 1: 16'4" x 14'6"**

With window overlooking rear garden, Velux window to front, inset ceiling down lighting, wall mounted radiator, eaves storage, power points, fitted carpet, and door to;

**En-Suite**

Comprising a three piece suite of fully tiled and glazed shower cubicle with integrated twin head shower, close coupled WC, vanity mounted wash hand basin with mixer tap and tiled splash back, electric vanity mirror, inset ceiling down lighting, extractor fan, obscure window to rear, contemporary chromium wall mounted radiator, tiled flooring.



# OUTSIDE

## The Front

The front of the property is approached by a large block paved driveway supplying off street parking for at least 6 vehicles, beautifully retained by mature hedging and fencing, a personnel gate leading to;

## Rear Garden: Approximately 100ft

A large garden split into three sections of entertaining patio, lawn and children's play area, there are a variety of timber sheds, all retained by close boarded fencing and mature hedging and flower beds, outside lighting, power and water points, and door to; (AGENTS NOTE: There is a Lawful Development Certificate that allows an owner to have an annexe/lodge/mobile home for family related occupation in the garden. This can be up to 65ft x 22ft in size.)

## Outbuilding

Ideal for an external home office or home gym, with window to front, ceiling lighting, TV, telephone and power points, wall mounted fuseboard, wood effect linoleum flooring.



# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
1075 sq.ft. (99.8 sq.m.) approx.

1ST FLOOR  
484 sq.ft. (45.0 sq.m.) approx.

2ND FLOOR  
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 1932 sq.ft. (179.5 sq.m.) approx.

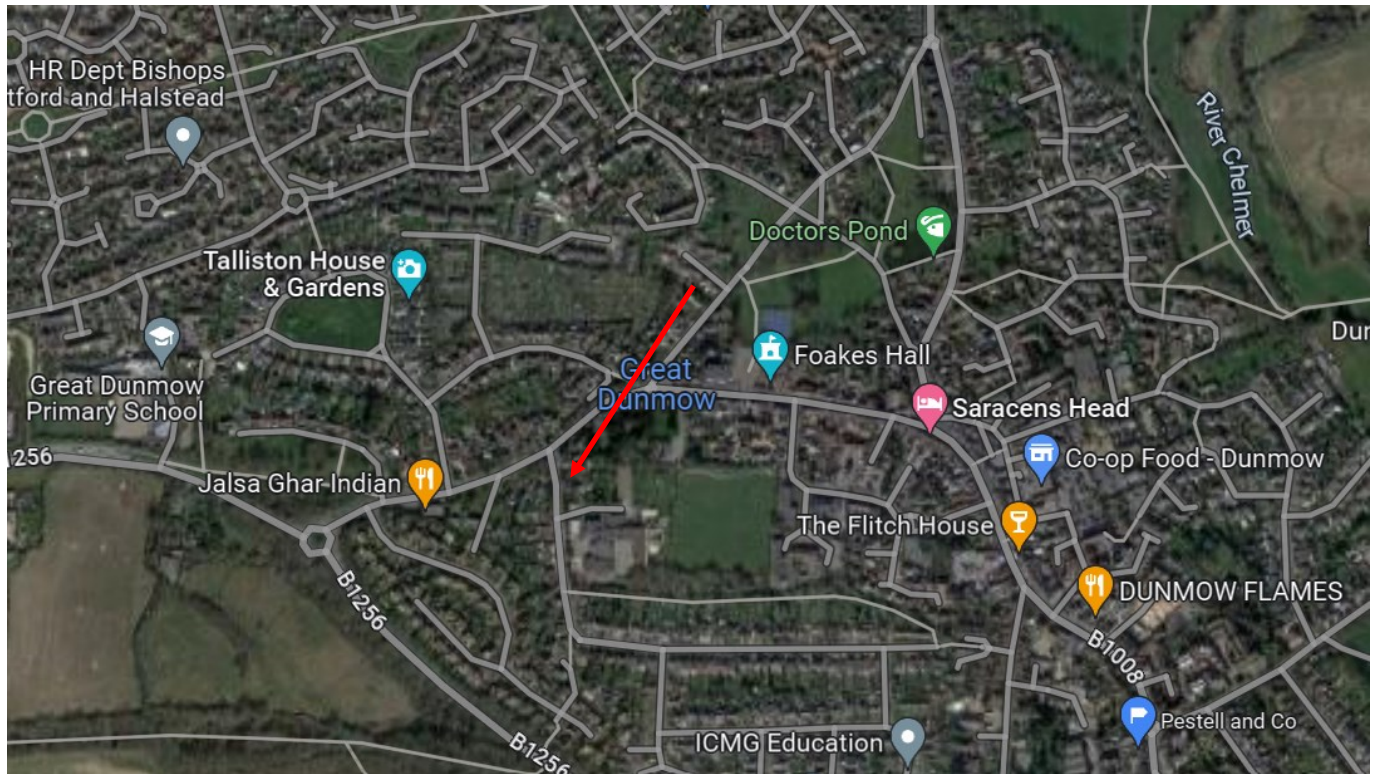
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

## DIRECTIONS



## FULL PROPERTY ADDRESS

5 High Stile, Great Dunmow, Essex CM6 1EB

## 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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