



# 1 SOUTHFIELD PLACE

Dunmow, CM6 4AP

£650,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Detached 1930's Style Home
- Spacious Throughout
- Three Bedrooms and Three En Suites
- Ground Floor Cloakroom and Utility Room
- Fitted Kitchen / Diner
- Conservatory
- Attractive Garden with Extensive Patio
- Constructed by Messrs Redrow Circa Six Years Ago





## Property Description

### THE PROPERTY

This attractive family home constructed by Redrow Homes around six years ago and benefiting from the remainder of the NHBC guarantee (ten years) is built in the 1930's style and offers spacious accommodation.

The ground floor has typical features of the 1930's that include high ceilings and a bay window to the lounge. The well fitted kitchen / diner has the benefit of a separate utility and cloakroom. A recently built conservatory is off the kitchen/diner and offers views over the rear garden.

On the first floor the accommodation works particularly well with three bedrooms all with wardrobes and the master comprising a dressing area. And ALL with en-suite shower

rooms with the master having both a separate shower and bath.

Externally the property benefits from off street driveway parking, garage with the rear laid out in an attractive style with extensive patio.

A truly stunning family home within an attractive setting with all amenities.

### THE LOCATION

This superb property is situated on the cusp of Dunmow in a delightful location with a greensward to the front.

Great Dunmow is an ancient Flich town and is particularly a popular location with commuters, situated between Bishop's

Stortford, Braintree and Chelmsford.

Road travel to London is well serviced by the M11 (Junction 8) which is easily accessed by the A120 bypass, which also links to London Stansted Airport and the Stansted Express (5 miles) with a rail service to London Liverpool Street in approximately 35 minutes.

There are a number of schools in the area including Felsted Private School (within 4.5 miles), New Hall Independent School (within 13 miles) Bishop's Stortford College (10.6 miles), two outstanding schools in Chelmsford: Chelmsford County High School for Girls and King Edward VI Grammar School (both within around 13 miles) and Chelmsford County High School for Girls (12.7 miles).



Great Dunmow enjoys quality shopping and schooling facilities and is itself a thriving town. Chelmsford city has a wider variety of shops with a pedestrianised centre, together with an area known as Bond Street which includes John Lewis and many other independent and quality branded shops.

Bishop's Stortford – 10 miles (London Liverpool Street from 38 minutes, Cambridge from 30 minutes), Chelmsford – 14.7 miles, Stansted Airport – 7.7 miles. (Distances and times are approximate).

#### **ENTRANCE HALL**

#### **LOUNGE**

4.50m (14'9") max x 3.24m (10'8")

#### **KITCHEN / DINER**

6.62m (21'9") x 3.88m (12'9")

#### **UTILITY ROOM**

2.02m (6'8") x 1.77m (5'10")

#### **CLOAKROOM**

#### **CONSERVATORY**

#### **FIRST FLOOR**

#### **LANDING**

#### **BEDROOM 1**

4.33m (14'2") x 3.24m (10'8")

#### **DRESSING ROOM**

2.35m (7'8") x 1.95m (6'5")

#### **ENSUITE**

#### **BEDROOM 2**

3.39m (11'2") x 2.18m (7'2") max

#### **ENSUITE**

#### **BEDROOM 3**

3.15m (10'4") x 3.10m (10'2")

#### **ENSUITE**









### **OUTSIDE**

The property offers off street parking leading to the garage. The rear garden is laid mainly to lawn with a patio area and flower and shrub borders.

### **PROPERTY INFORMATION**

Freehold.

EPC band - B

Council Tax band - E

## COUNCIL TAX BAND

Tax band E

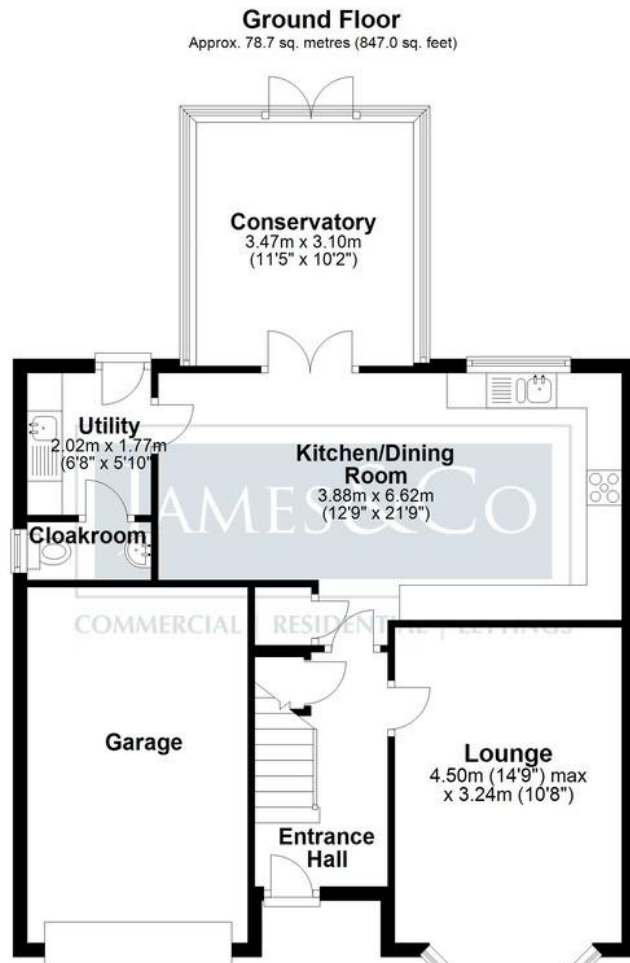
## TENURE

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 for general guidance purposes only 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



Total area: approx. 143.7 sq. metres (1546.7 sq. feet)

The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>	84	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

