

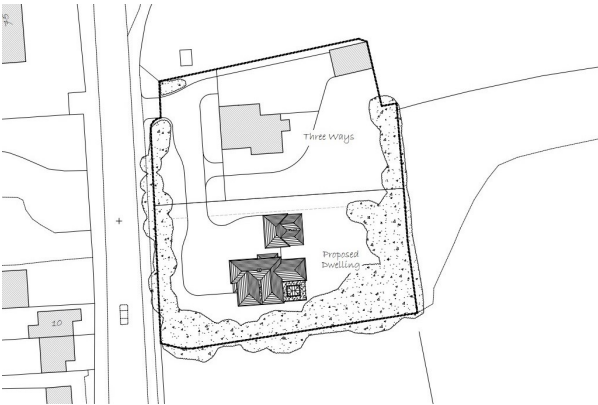


## THE CAUSEWAY, GREAT DUNMOW

£1,250,000

- EXISTING 4 BEDROOM DETACHED FAMILY HOME
- TWO LARGE RECEPTION ROOMS
- KITCHEN BREAKFAST ROOM WITH WALK-IN PANTRY AND SEPARATE UTILITY ROOM
- CONSERVATORY
- DOUBLE GARAGE AND AMPLE PARKING
- OUTLINE PLANNING PERMISSION GRANTED FOR A SINGLE DWELLING
- UTT/23/1764/OP
- TOTAL PLOT OF 0.7 ACRES STS
- NO ONWARD CHAIN
- ASPIRATIONALLY LOCATED
- WALKING DISTANCE TO ALL AMENITIES

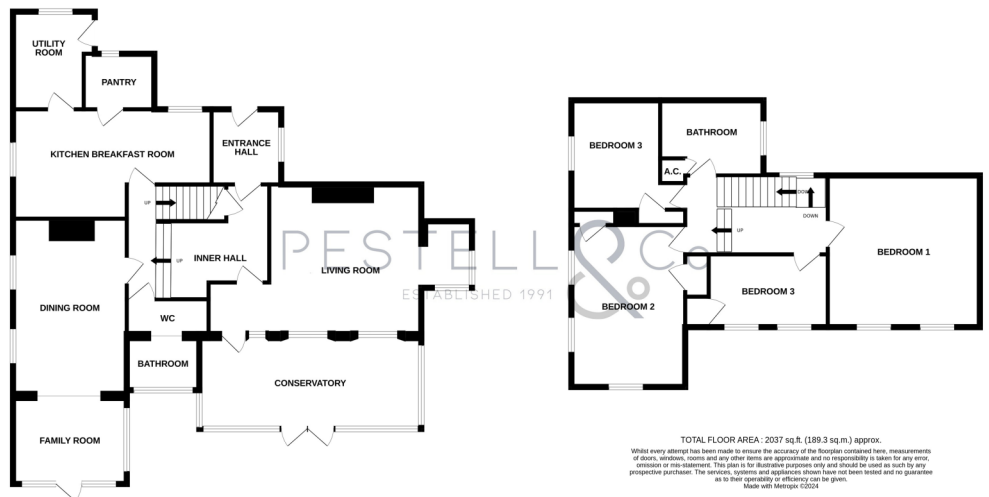
A rare opportunity to purchase a four bedroom detached home superbly located just a short walk to Great Dunmow's Town Centre and amenities that benefits from outline planning permission for a single dwelling. Whether you are looking for a standalone aspirational property, multi-generational properties or a development opportunity then this could be for you. Please call to arrange a viewing.



### Existing property floorplan

GROUND FLOOR  
1266 sq.ft. (117.6 sq.m.) approx.

1ST FLOOR  
771 sq.ft. (71.6 sq.m.) approx.

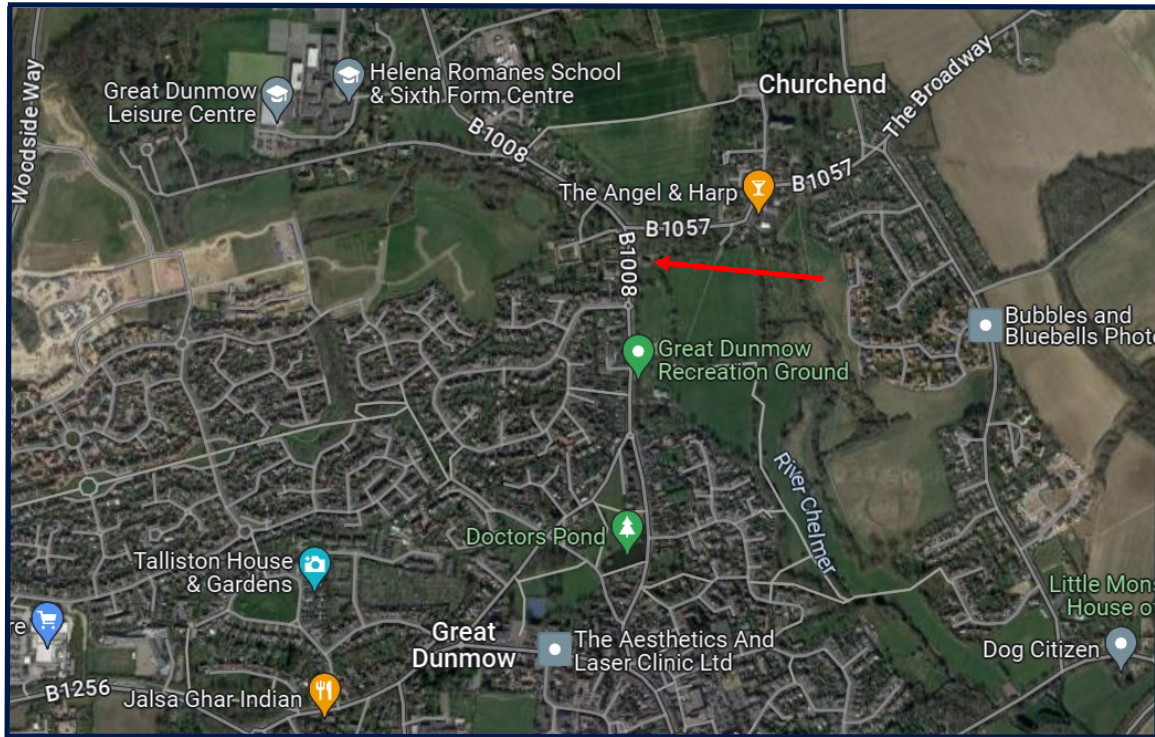


TOTAL FLOOR AREA: 2037 sq.ft. (189.3 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency at the time of writing.  
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# GENERAL REMARKS & STIPULATIONS

Three Ways is well located on the edge of Great Dunmow's Recreation Ground, therefore offering schooling for both Junior and Senior year groups, boutique shopping and recreational facilities all within walking distance. 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

74 The Causeway, Great Dunmow,  
Essex, CM6 2AA

## COUNCIL TAX BAND

Band E

## 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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 32 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?