



## 17 RAYFIELD CLOSE

Barnston, Dunmow, CM6 1PL

£375,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Three Bedrooms
- Loft Partially Converted with Pull Down ladder and Window
- Double Glazed Throughout
- High Specification Kitchen with Appliances
- Garage Part Converted - Ideal Home Office
- Driveway Parking
- Gas Heating
- Recently re-decorated





## Property Description

### THE PROPERTY

Very well presented three bedroom home perfect for a young family having been renovated by the current owners to include a high specification kitchen with integrated appliances.

The loft is partially converted with window and pull down ladder which has the potential to convert into a permanent room subject to the necessary consents.

Garage which is part converted would make an ideal home office.

### THE LOCATION

Barnston is an Essex village which lies approximately 2 miles

south-east of the busy town of Great Dunmow which offers a comprehensive range of amenities, with a superstore, shops, public houses, restaurants and schooling for all age groups and is also within easy access to the acclaimed Felsted School.

The larger towns of Bishop's Stortford and Chelmsford are approximately 12 miles away. For commuters by car, there is easy access to the A120, leading to the J8 of the M11 and Stansted's International Airport is less than 8 miles away.

The bus service is also exceptional with almost round the clock service to and from Chelmsford, Stansted and Dunmow.

### ENTRANCE PORCH

### LOUNGE

4.56m (14'11") x 4.35m (14'3")

### KITCHEN/DINER

4.56m (14'11") x 3.31m (10'10")

### FIRST FLOOR

### LANDING

### BEDROOM 1

4.10m (13'5") x 2.63m (8'8")

## BEDROOM 2

2.85m (9'4") x 2.63m (8'8")

## BEDROOM 3

3.13m (10'3") x 1.83m (6')

## BATHROOM

## LOFT ROOM

The loft is partially converted with a window and radiator with access via a drop down ladder. The loft has the potential to convert into a permanent room subject to the necessary consents.

## OUTSIDE

The property has parking to the front of the garage with

gated access leading to the rear which has artificial lawn and a patio area.

## GARAGE / HOME OFFICE

The garage has been converted into two hobby rooms/offices but can of course be converted back. The rooms measure 2.60m (8'6") x 2.25m (7'5") and 2.60m (8'6") x 2.48m (8'1"). Loft storage above.

## PROPERTY INFORMATION

Council Tax - C

EPC - C

Freehold.

## Ground Floor

Approx. 12.6 sq. metres (135.1 sq. feet)



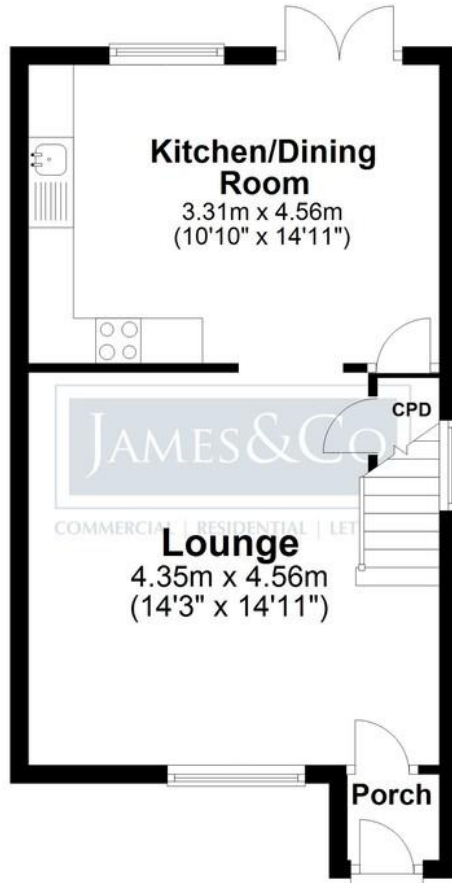
Total area: approx. 12.6 sq. metres (135.1 sq. feet)

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.



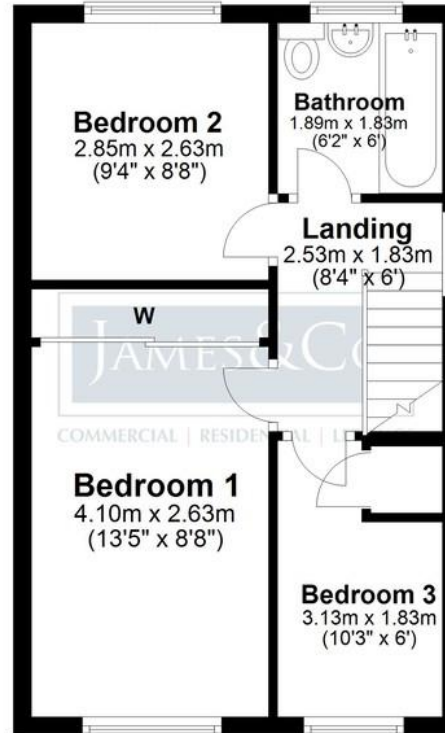
## Ground Floor

Approx. 36.4 sq. metres (391.9 sq. feet)



## First Floor

Approx. 35.1 sq. metres (378.2 sq. feet)



Total area: approx. 71.5 sq. metres (770.1 sq. feet)

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Plan produced using PlanUp.

## COUNCIL TAX BAND

Tax band C

## 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

| Energy Efficiency Rating                    |   | Current                 | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs |   |                         |           |
| (92-100)                                    | A |                         | 87        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C |                         | 69        |
| (55-68)                                     | D |                         |           |
| (39-54)                                     | E |                         |           |
| (21-38)                                     | F |                         |           |
| (1-20)                                      | G |                         |           |
| Not energy efficient - higher running costs |   |                         |           |
| England, Scotland & Wales                   |   | EU Directive 2002/91/EC |           |

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