



THE BROADWAY, GREAT DUNMOW

GUIDE PRICE – £625,000

- 3 - 4 BEDROOM FAMILY HOME
- GRADE II LISTED THATCHED COTTAGE
- A WEALTH OF CHARACTER INCLUDING EXPOSED TIMBERS, INGLENOOK FIRE PLACE AND VAULTED CEILINGS
- LIVING ROOM DINER
- KITCHEN BREAKFAST ROOM
- HOME OFFICE / BEDROOM 4
- GROUND FLOOR BATHROOM
- UPSTAIRS W.C.
- LARGE WRAP AROUND GARDEN
- FARMLAND VIEWS

Offered with NO ONWARD CHAIN this full of character 3/4 bedroom detached Grade II listed thatched family home with 2 reception rooms located just outside of Great Dunmow has a wealth of features including exposed timbers, inglenook fireplace and vaulted ceilings in the bedrooms. Enjoying a large private wrap around garden that is ideal for entertaining or space for the children to run around.





With oak timber door opening into:

Entrance Hall

With leaded window to front, wall mounted lighting, wall mounted radiator, exposed beams to ceiling and wall, oak engineered flooring, staircase turning to first floor landing with understairs storage cupboard, power point and telephone point, doors to rooms.

Living Room Diner: 23'0" x 13'9"

With leaded windows on both front and rear aspects, large inglenook brick fireplace, wall mounted radiators, wall mounted lighting all writing, TV and PowerPoints, Oak engineered flooring, door to:

Home Office / Bedroom 4: 13'9" x 12'2"

With leaded windows to both front and rear aspects, further French doors to side, wall mounted lighting, wall mounted radiators, telephone and power points, oak engineered flooring.

Kitchen Breakfast Room: 15'5" x 13'9"

With leaded windows to both front and rear aspects, further doors to both front and rear aspects, kitchen comprising and array of eye and base level cupboards and drawers with complimentary granite effect worksurface, large ceramic butler sink with mixer tap over, recess, power and plumbing for both washing machine and dishwasher, free standing Range Master with twin oven and multiple hobs, breakfast bar, wall mounted radiators, exposed timbers to ceiling, ceiling lighting, power points, oak engineered flooring.

Ground Floor Bathroom

Comprising a 3 piece suite of freestanding claw and ball roll topped bath with mixer tap and shower attachment over, ornate wash hand basin with twin taps, high level WC, full tiled surround, wall mounted radiator, ceiling lighting, obscure window to rear, electric shaving point, tiled flooring.

First Floor Landing

A vaulted ceiling with exposed timbers, wall mounted lighting, wall mounted radiator, airing cupboard with slatted shelving and doors to rooms:

Bedroom 1: 15'9" x 13'9"

With dormer windows to both front and rear aspects, vaulted ceiling with exposed timbers, wall mounted radiators, power points, wall mounted lighting, fitted carpet.

Bedroom 2: 13'10" max x 13'9"

With dormer windows to both front and rear aspects, vaulted ceiling with exposed timbers, wall mounted radiators, power points, wall mounted lighting, storage cupboard, fitted carpet.

Bedroom 3: 10'1" x 7'6"

With a dormer window to the front aspect, vaulted ceiling with exposed timbers, wall mounted radiators, power points, wall mounted lighting, storage cupboard, fitted carpet.

WC

Comprising a close coupled WC, wall mounted wash hand basin with twin tap, obscure window to rear, wall mounted radiator, wall mounted lighting, wood effect laminate flooring.

OUTSIDE

The Front

The front of the property is approached via stepping stone pathway with a large expanse of lawn leading to both front door and personnel gate that leads into the garden

Rear and Side Garden

Laid primarily to lawn with mature conifer hedging, a variety of mature trees, pathway and block paved seating area, outside a water point can also be found



DETAILS

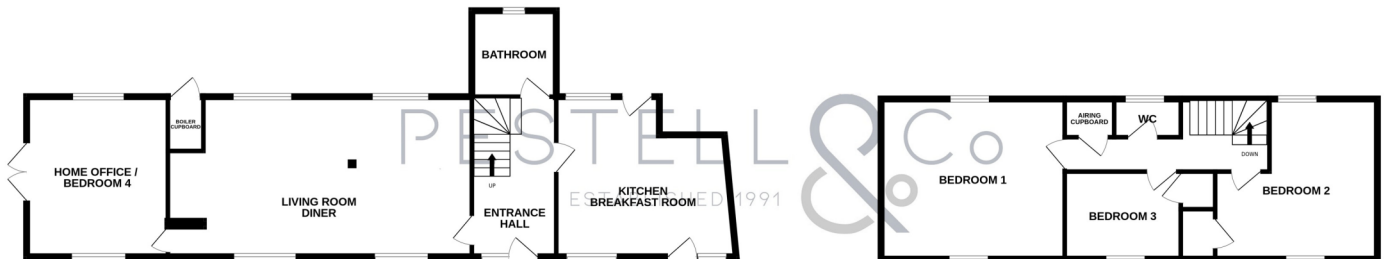
EPC

EPC EXEMPT

FLOOR PLAN

GROUND FLOOR
863 sq.ft. (80.1 sq.m.) approx.

1ST FLOOR
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 1449 sq.ft. (134.6 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

The Broadway is located close to the market town of Great Dunmow offering schooling, shopping and recreational facilities. Great Dunmow offers access to the A120 bypass supplying easy access to the M11/M25 and of course London Stansted International Airport with direct mainline railway link to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

The Flying Rats, The Broadway, Dunmow, Essex
CM6 3BH

COUNCIL TAX BAND

Band G

SERVICES

Oil fired central heating, mains electric and water,
private drainage

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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