



CATTAIL DRIVE, BEAUMONT PARK

GUIDE PRICE – £360,000

- 2 DOUBLE BEDROOM SEMI-DETACHED
- NO ONWARD CHAIN
- IMMACULATELY PRESENTED
- LIVING ROOM DINER
- MODERN INTEGRATED KITCHEN
- CLOAKROOM
- BEDROOM 1 WITH ENSUITE
- FAMILY BATHROOM
- EAST FACING REAR GARDEN
- OFF STREET PARKING FOR TWO VEHICLES

An immaculately presented 2 double bedroom semi-detached home. Offered with No Onward Chain, the property comprises of a living room diner with French doors leading to the rear garden, a modern integrated kitchen, ground floor cloakroom, whilst upstairs bedroom 1 enjoys an ensuite and bedroom 2 shares the first floor with the family bathroom. Externally there is driveway parking for two vehicles.





With composite panel and obscure glazed front door opening into:

Entrance Hall:

With ceiling lighting, smoke alarm, stairs rising to first floor landing, wood effect Amtico luxury vinyl flooring, wall mounted radiator, power points, doors and openings to rooms.

Cloakroom:

Comprising a low-level WC with integrated flush, corner wash hand basin with mixer tap and tiled splashback, ceiling lighting, obscure window to front, wall mounted radiator, Amtico wood effect luxury vinyl flooring.

Kitchen:

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect work surface and splashback, single bowl single drainer stainless steel sink unit with mixer tap, 4-ring stainless steel hob with oven under and stainless steel splashback and extractor fan above, integrated fridge-freezer, integrated washing machine, cupboard housing a combination boiler, inset ceiling downlighting, smoke alarm, window to front, array of power points, Amtico wood effect luxury vinyl flooring.

Living Room Diner 16'1" x 13'1"

With French doors and side lights leading out to rear patio and garden beyond, ceiling lighting, smoke alarm, wall mounted radiator, TV, telephone and power points, fitted carpet, under stairs storage cupboard.

First Floor Landing:

With windows to side, ceiling lighting, smoke alarm, access to loft, wall mounted radiator, power points, fitted carpet, doors to rooms.

Bedroom 1: 13'1" x 13'3"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to;

Ensuite

Comprising a fully tiled and glazed shower cubical with integrated shower, pedestal wash hand basin with mixer tap, low level WC with integrated flush, inset ceiling down lighting, extractor fan, chromium heated wall mounted towel rail, tile effect Amtico flooring.

Bedroom 2: 13'1" x 8'1"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, built-in storage cupboard.

Family Bathroom

Comprising a panel enclosed bath with mixer tap and integrated shower over, tiled surround and glazed shower screen, pedestal wash hand basin with mixer tap, low level WC with integrated flush, electric shaving point, inset ceiling down lighting, extractor fan, wall mounted chromium heated towel rail, tiled effect Amtico flooring.

OUTSIDE

Front of the property:

Is approached via a tarmacadam driveway suppling off-street parking for two vehicles, with paved pathway and lawn leading to front entrance and storm porch, further side personnel gate leading out to;

Rear Garden:

Laid primarily to lawn with entertaining patio and hard standing floor timber shed, all retained by closed boarded fencing, outside lighting and water points that can also be found.

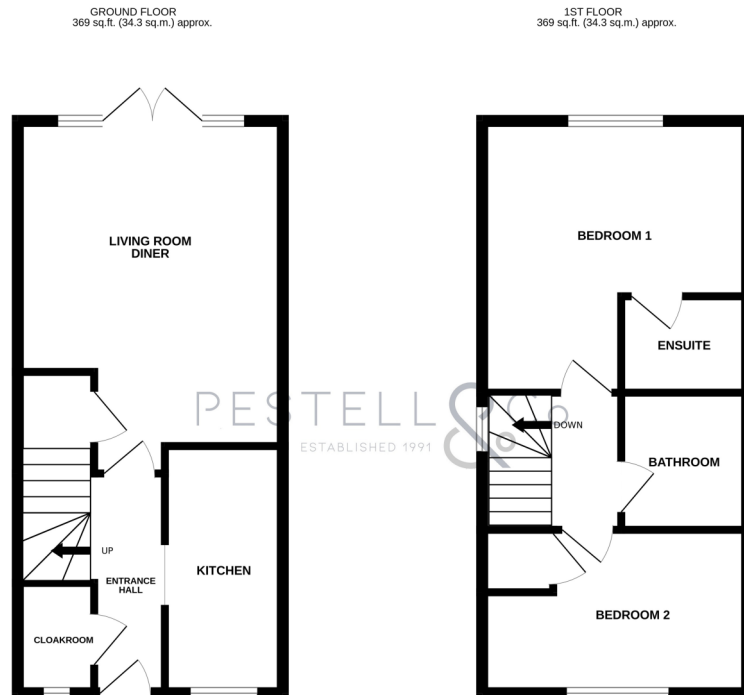


DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

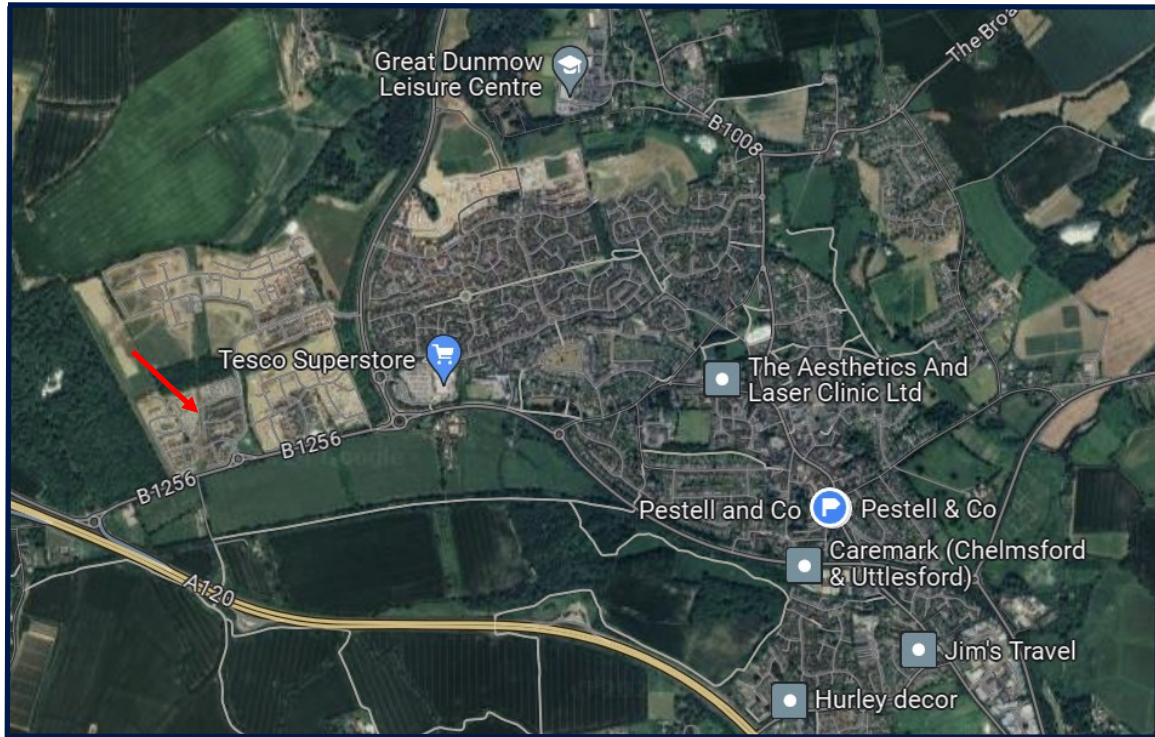


TOTAL FLOOR AREA: 739 sq.ft. (68.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

Cattail Drive is well located within Beaumont Park, Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Cattail Drive 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

28 Cattail Drive, Great Dunmow, Essex
CM6 4FQ

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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