



POND HOUSE, 29 NORTH STREET

Dunmow, CM6 1AZ

£375,000

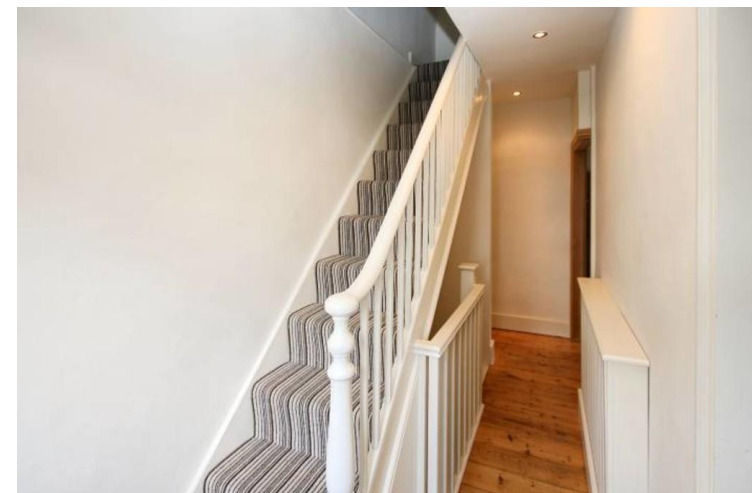


COMMERCIAL | RESIDENTIAL | LETTINGS

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- Listed Period Town Centre Home
- Bespoke Shutters Throughout on Sash Windows
- Two Bedrooms - Fitted Wardrobes to One
- Basement, Ideal as Home Office / Games Room
- Kitchen with Oak Worktops and Gas AGA
- Exposed Floor Boards and Fireplaces
- Secondary Glazing and Gas Heating
- Professionally landscaped South Facing Courtyard Garden





Property Description

THE PROPERTY

Town centre property listed Grade 2 and offering spacious accommodation throughout including three receptions each with fireplaces and period features.

A useful basement which can be used as a home office or further reception room. Ground floor shower room. Kitchen with a vaulted ceiling and a range of units including a gas fired two oven AGA.

On the first floor there are two bedrooms one with a built in cupboard and another with a range of bespoke wardrobes and a first floor bathroom. The loft space has a light.

The property has secondary glazing throughout benefiting

the sash windows with bespoke shutters by 'Just Shutters' throughout the property.

The south facing courtyard garden has been professionally designed by 'Hasket' and includes natural 'Travatine' tiles, bronze outside lighting with planting areas and a seating area. Outside tap and power. Gated access to the side street.

THE LOCATION

Pond House is situated in an historic road moments from the town centre and within easy access to the parks and the Doctors Pond which is accessed just from the side of the property.

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), Bishop's Stortford College (10.6 miles), New Hall School (9 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

Radiator, exposed original wooden flooring, telephone point, stairs to first floor and stairs leading to basement. leading to dining room and pine panelled door to:

LOUNGE

3.67m (12') x 3.46m (11'4")

Multi-paned sash window to front with secondary glazing and bespoke shutters, open fireplace with wooden Victorian style surround and tiled hearth (not checked), double radiator, TV point, satellite TV point(s), picture rail.

DINING ROOM

3.61m (11'10") x 3.60m (11'10")

Multi-paned sash window to side with secondary glazing and bespoke shutters, open fireplace with marble/slate surround and tiled hearth, double radiator, exposed original wooden flooring, TV point, picture rail, pine paneled door to:

KITCHEN/BREAKFAST ROOM

3.82m (12'6") x 3.33m (10'11")

Fitted with a matching range of base and eye level units with

round edged oak worktops, 'Butler' style sink unit with swan neck mixer tap and tiled splash backs, wall mounted gas combi boiler serving heating system and domestic hot water, plumbing for automatic washing machine and dishwasher, space for fridge/freezer. Gas fired twin oven 'AGA', multi-paned window to side, window to side, open fireplace with brick surround (not checked), laminate flooring, water softener, vaulted ceiling with exposed beams and recessed ceiling spotlights, hardwood stable door to the garden, leading to ;

FAMILY ROOM

3.82m (12'6") x 3.82m (12'6")

Multi-paned window to side with secondary glazing and bespoke shutters, window to side, open fireplace with brick surround (not checked), two radiators, laminate flooring, vaulted ceiling with exposed beams and ceiling spotlights,







half glazed stable door to garden.

SHOWER ROOM

Fitted with three piece suite comprising tiled double shower enclosure and glass screen, pedestal wash hand basin with vanity cupboard, tiled splashbacks, extractor fan, tiled flooring and close coupled WC.

BASEMENT

HOME OFFICE / GAMES ROOM ETC

4.94m (16'3") x 3.25m (10'8")

Window to side, double radiator. Concealed sump pump.

FIRST FLOOR

LANDING

Access to loft space which is a good size with light. Doors to

BEDROOM 1

3.76m (12'4") x 3.36m (11')

Multi-paned sash window to front with secondary glazing and bespoke shutters, open fireplace with Victorian surround (not checked), double radiator, built in cupboard with hanging space.

BEDROOM 2

3.02m (9'11") x 2.79m (9'2")

Multi-paned sash window to side with secondary glazing and bespoke shutters, double radiator, range of bespoke wardrobes with storage shelves.

BATHROOM

Paneled bath with independent shower over and glass screen, pedestal wash hand basin with tiled splashbacks, heated towel rail, multi-paned sash window to front with secondary glazing and bespoke shutters, Storage cupboard. Saniflow system.

OUTSIDE

The south facing garden was designed and built by 'Hasket' around 10 years ago with natural 'Travatine' tiles, bronze feature lighting controlled by a remote with planting and a seating area.

The fence is oak by 'Querkus'. Outside tap and power points. There is side access though the courtyard of number 27 which gives access to the street.

PROPERTY INFORMATION

Freehold.

Grade 2 listed.

All services connected.

EPC - E.

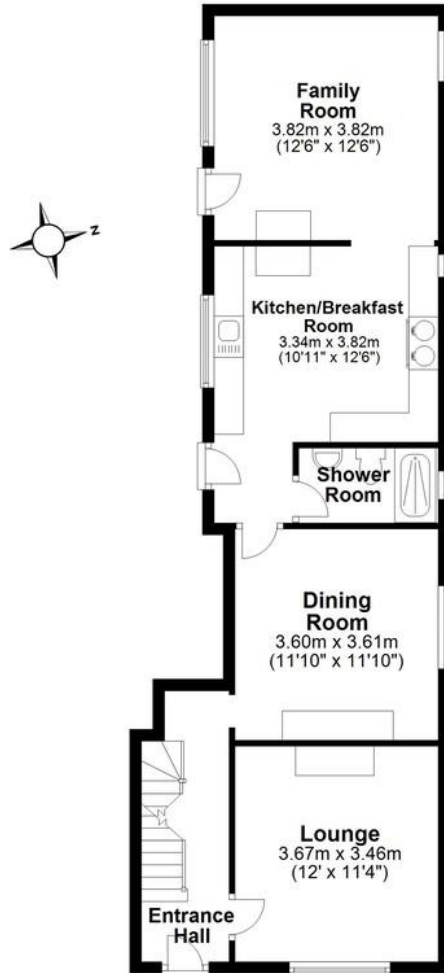
Council Uttlesford.

AGENTS NOTE

This property is owned by a partner of James & Co.

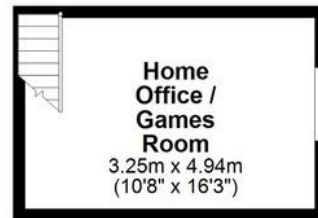
Ground Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



Basement

Approx. 16.1 sq. metres (173.0 sq. feet)



First Floor

Approx. 32.1 sq. metres (345.5 sq. feet)



Total area: approx. 114.5 sq. metres (1232.9 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.

COUNCIL TAX BAND

Tax band B

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+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

WWW.EPC4U.COM

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