



## 20A STORTFORD ROAD

Dunmow, CM6 1DG

£455,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- Spacious 3 Bedroom Property
- Fine Grade 2 Listed Home
- Two Reception Areas
- Ground Floor Cloakroom
- Good Sized Bathroom
- Good Sized Loft Area ideal as a Home Office
- Easy Walking Distance To the Town
- Single Garage





## Property Description

### THE PROPERTY

A fine Grade II listed town centre property forming part of an historic former public house situated within the town centre and offering exposed beams throughout and heaps of character including a wood burning stove and quirky rooms.

A superb cottage offering a good sized roof room which could suit a home office or play room. Externally the property benefits from a single garage and small garden area.

### THE LOCATION

The town of Great Dunmow offers excellent shops for your day-to-day needs, restaurants, public houses, JMI and senior schooling with the nearest independent school at Felsted, which is a 10-12 minute drive.

There is access to the A120 bypass with its onward links to the M11. Various mainline train stations can be found at Bishop's Stortford, Stansted Airport and Chelmsford.

### ENTRANCE HALL

### LOUNGE

5.41m (17'9") x 3.91m (12'10")

### DINING ROOM

4.67m (15'4") x 3.82m (12'6")

### KITCHEN/BREAKFAST ROOM

4.80m (15'9") max x 2.30m (7'6")

### CLOAKROOM

### LANDING

### BEDROOM 1

3.64m (11'11") x 3.35m (11')

### BEDROOM 2

4.67m (15'4") x 4.25m (14')

### BEDROOM 3

2.76m (9'1") x 1.87m (6'2")

## BATHROOM

## SECOND FLOOR

Stairs accessed from a bedroom

## PLAY ROOM / HOME OFFICE

16' 0" x 12' 0" (4.88m x 3.66m)

Maximum dimensions

## LOFT AREA

19' 6" x 12' 0" (5.94m x 3.66m)

Maximum dimensions

## OUTSIDE

The property has a small garden area with space for limited seating. Single garage space and potting shed.



## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

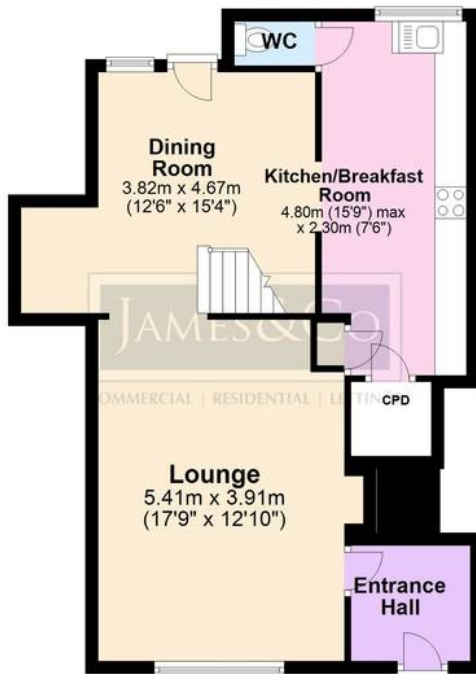
## LOCAL AUTHORITY

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

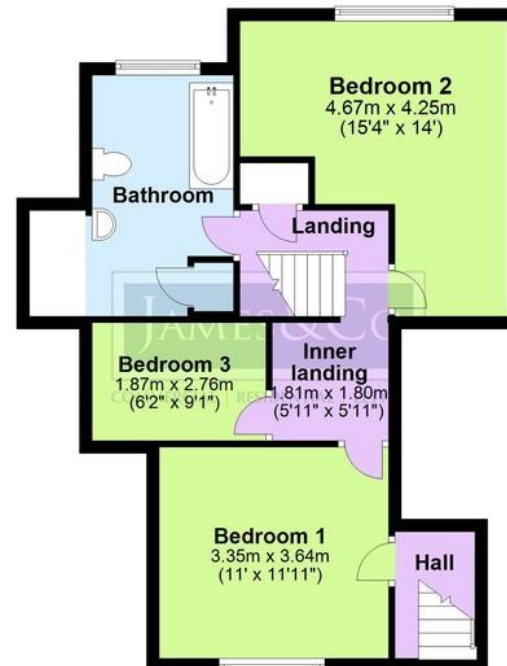
### Ground Floor

Approx. 54.4 sq. metres (585.6 sq. feet)



### First Floor

Approx. 54.8 sq. metres (589.5 sq. feet)



### Second Floor

Approx. 40.2 sq. metres (433.0 sq. feet)



Total area: approx. 149.4 sq. metres (1608.2 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.

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