



## 22 ELM ROAD

Dunmow, CM6 1TL

£475,000



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

- Three Bedrooms and Master En Suite
- Super Conservatory
- Larger Than Usual Garden which is South Facing
- Study & Cloakroom
- Kitchen / Diner with added units
- Garage and Driveway Parking
- Situated within this award winning development
- Very Well Presented Throughout





## Property Description

### THE PROPERTY

Stunning three bedroom property having has a super conservatory added which really enhances the ground floor living area. The SOUTH FACING garden is much larger than usual and is attractively landscaped.

### THE LOCATION

This wonderful three bedroom property and is situated on the ever popular and award winning 'Woodlands Park' and within easy reach of all the amenities.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including

two primary schools and secondary school in Great Dunmow, with independent schooling at Felsted. .

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

### ENTRANCE HALL

### CLOAKROOM

### STUDY / PLAYROOM

7' 9" x 5' 10" (2.36m x 1.78m)

### LOUNGE

14' 4" x 11' 2" (4.37m x 3.4m)

### CONSERVATORY

11' 11" x 11' 6" (3.63m x 3.51m)

### KITCHEN/DINER

18' 1" x 13' 7" (5.51m x 4.14m)

### FIRST FLOOR

### LANDING

### BEDROOM 1

14' 8" x 11' 2" (4.47m x 3.4m)

### ENSUITE

### BEDROOM 2

11' 9" x 10' 6" (3.58m x 3.2m)

### BEDROOM 3

10' 6" x 9' 5" (3.2m x 2.87m)

### BATHROOM

### OUTSIDE AND GARAGE

The property benefits from a South Facing garden which is attractively stocked with flowers and shrubs with a patio area.

The driveway providing off street parking leads to the single garage.

### PROPERTY INFORMATION

Freehold.

EPC - Awaiting

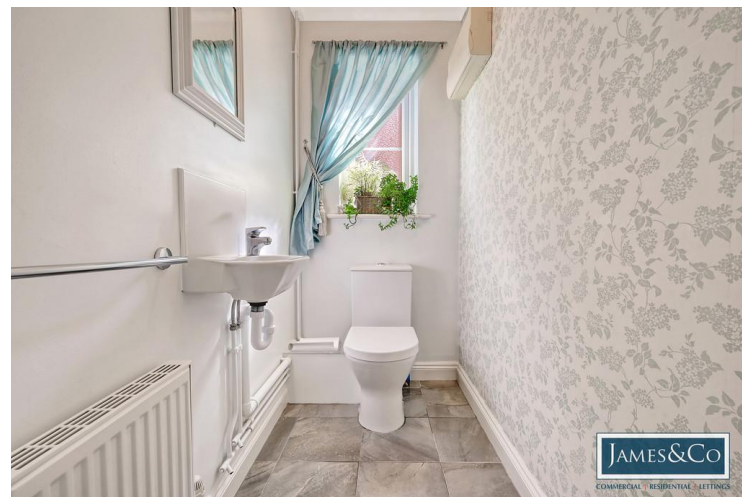
All main services connected.

Council Tax Band - E





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## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

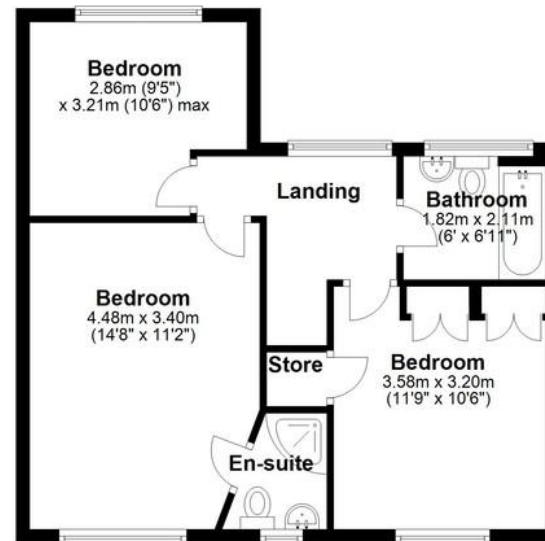
## LOCAL AUTHORITY

Uttlesford District Council

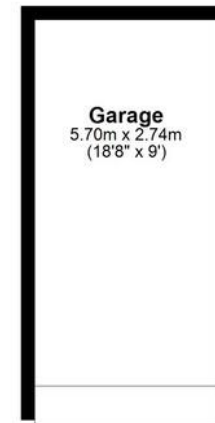
**Ground Floor**  
Approx. 61.7 sq. metres (664.3 sq. feet)



**First Floor**  
Approx. 48.6 sq. metres (522.6 sq. feet)



**Garage**  
Approx. 15.6 sq. metres (168.1 sq. feet)



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

Total area: approx. 125.9 sq. metres (1355.0 sq. feet)

Elm Road

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