



30 WATTS CLOSE

Barnston, Dunmow, CM6 1LT

£350,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Sought After Village Location
- Generously Sized Front & Rear Garden
- Potential to Improve
- Off Road Parking With Residents Parking Area
- Field Views to Rear
- Workshop 2m x 2.5m
- Partially Boarded Loft with Light and Pull Down Ladder
- Vendor has found one to buy





Property Description

THE PROPERTY

Nestled in the sought-after and picturesque village of Barnston, this spacious three-bedroom family home enjoys a prime cul-de-sac location with stunning field views at the rear.

THE LOCATION

Situated within a cul-de-sac location in this popular residential area. Conveniently located 11 miles from Chelmsford and 10 miles from Bishop's Stortford, both of which provide extensive shopping and leisure facilities as well as mainline railway stations to London Liverpool Street.

The market town of Great Dunmow is just 2 miles away, offering local shopping, cafes, restaurants, and a Tesco

Superstore. Access to the M11 is available via junction 8 in Bishop's Stortford, enhancing connectivity for commuting and travel.

PROPERTY INFORMATION

Freehold.
Council Tax Band C
EPC Band C
Gas Fired Heating

ENTRANCE HALL

LOUNGE

4.58m x 4.14m

KITCHEN

4.14m x 3.18m Pantry cupboard.

REAR HALLWAY

CLOAKROOM

FIRST FLOOR

LANDING

BEDROOM 1

3.85m x 3.17m

BEDROOM 2

3.96m x 2.00m

BEDROOM 3

3.03m x 2.23m MAX

BATHROOM

AGENTS NOTE

The loft area is partially boarded, with light and pull down ladder.

OUTSIDE

The rear garden offers a secluded and private retreat, featuring well-established shrubs, bushes, and conifers, with the remainder laid to lawn.

A wooden gate provides access to the fields behind, leading to a car park, park, and numerous countryside walking

routes.

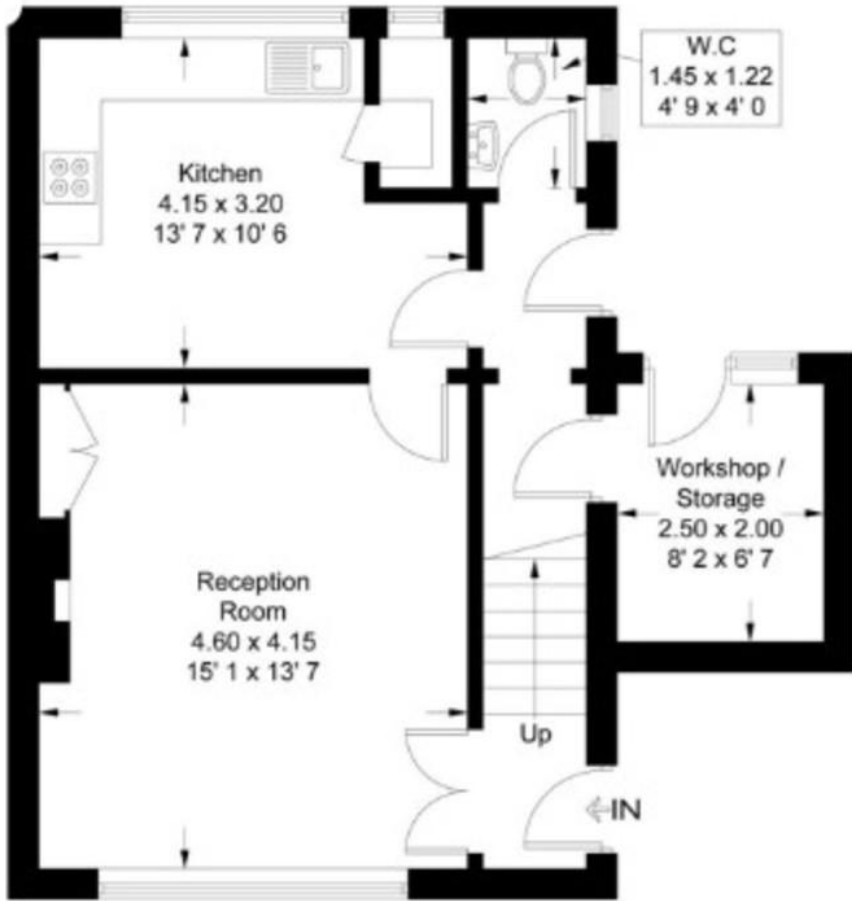
WORKSHOP

2.45m x 2.00m

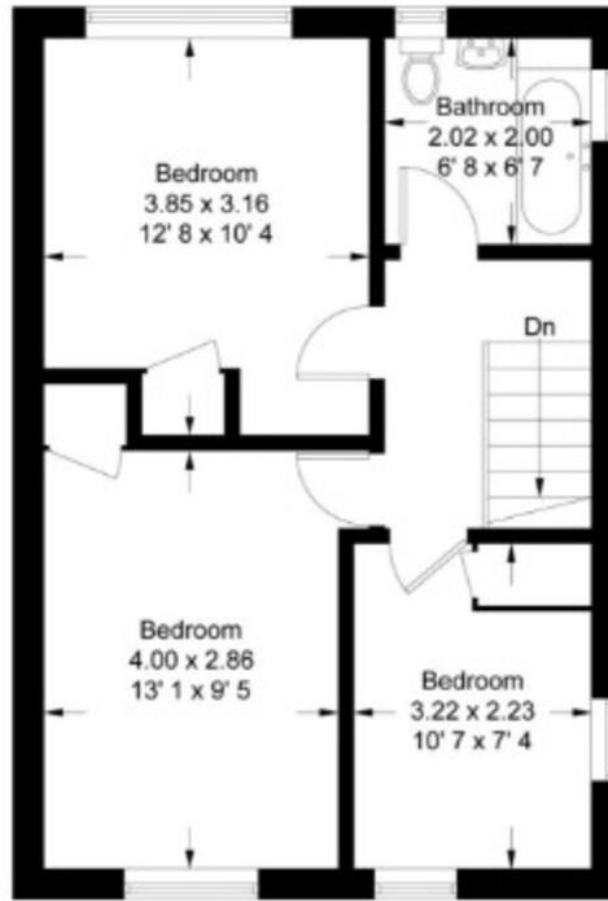




Approximate Gross Internal Area = 985 sq ft / 91.5 sq m



Ground Floor
525 sq ft / 48.8 sq m



First Floor
460 sq ft / 42.7 sq m

COUNCIL TAX BAND

Tax band C

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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