



## BRAINTREE ROAD, GREAT DUNMOW

TO LET – £2,300 PCM

- AVAILABLE 27/01/2025
- UNFURNISHED
- 3 DOUBLE BEDROOM DETACHED FAMILY HOME
- LIVING ROOM WITH FRENCH DOORS
- KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO BEDROOM 1
- BUILT-IN WARDROBES TO ALL BEDROOMS
- OFF-STREET PARKING FOR NUMEROUS VEHICLES
- LOW MAINTENANCE REAR GARDEN

Located within Great Dunmow, this 3 double bedroom detached family home comprises of a large living room with French doors to rear, a kitchen breakfast room with integrated appliances, dining room, downstairs cloakroom and separate utility room. The first floor consists of three double bedrooms enjoying built-in wardrobes, en-suite to bedroom 1 and a family shower room. The front of the property consists of a block-paved driveway supplying off-street parking for numerous vehicles, access to storm porch and a personnel gate to rear garden. The rear garden is laid to a low maintenance separated into patio, decking, artificial lawn and shingle, with a variety of planted beds and a feature magnolia tree.





Timber panel and obscure glazed front door with obscure glazed sidelight opening into;

### **Entrance Hall**

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, large understairs storage cupboard, fitted carpet, power points, smoke alarm, doors to rooms.

### **Cloakroom**

Comprising a low level WC with integrated flush, vanity mounted wash hand basin with mixer tap and tiled splashback, obscure window to front, ceiling lighting, extractor fan, wall mounted vanity lighting with electric shaving point, wall mounted radiator, fitted carpet.

### **Living Room 20'3" x 12'6"**

With window to front and French doors leading out to rear entertaining garden, ceiling and wall mounted lighting, wall mounted radiators, TV and power points, fitted carpet.

### **Dining Room 13'10" x 11'2"**

With windows and shutters to front, wall mounted radiator, TV, telephone and power points, fitted carpet and large archway through to;

### **Kitchen Breakfast Room 14'9" x 13'10"**

Comprising an array of eye and base level cupboards and drawers with complimentary wood effect square edged work surface and splashback, single bowl single drainer composite sink unit with mixer tap, 4-ring electric induction hob with glazed splashback and stainless steel extractor fan above, integrated oven, integrated combination oven, integrated dishwasher, island unit with breakfast bar, wall mounted contemporary radiator, panel and obscure glazed door to side, inset ceiling downlighting, counter display lighting, array of power points, door through to;

### **Utility Room**

Comprising an array of eye and base level cupboards and drawers with stone effect worksurface and tiled splashback, 1 1/2 bowl single drainer composite sink unit with mixer tap, recess power and plumbing for washing machine, inset ceiling downlighting, window to rear, further panel and glazed door to rear garden, wall mounted radiator, wall mounted fuseboard, extractor fan.

### **First Floor Landing**

With window to front, wall mounted radiator, fitted carpet, power points, doors to rooms.

### **Bedroom 1 – 13'10" x 12'6"**

With window to front, built-in wardrobes with mirrored sliding doors, hanging rails and shelving within, wall mounted radiator, telephone and power points, fitted carpet, door to;

### **En-suite 12'6" x 5'11"**

Comprising a fully tiled and glazed walk-in shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap, low level WC with integrated flush, integrated storage, obscure window to rear, ceiling lighting, large vanity mirror, electric shaving point, contemporary wall mounted radiator, fitted carpet.

### **Bedroom 2 – 14'9" x 13'10"**

With window to front, ceiling lighting, wall mounted radiator, built-in wardrobes with mirrored sliding doors, shelving and hanging rails within, fitted carpet, array of power points.

### **Bedroom 3 – 14'9" x 13'10"**

With window to rear, ceiling lighting, wall mounted radiator, built-in wardrobes with sliding doors, hanging rails and shelving within, fitted carpet, array of power points

### **Family Shower Room**

Comprising an oversized walk-in stone effect aqua board and glazed shower with integrated twin head shower, vanity mounted wash hand basin with contemporary mixer tap over, close coupled WC, inset ceiling downlighting, extractor fan, obscure window to rear, electric shaving point, wall mounted heated towel rail, cupboard housing hot water cylinder and slatted shelves, fitted carpet.

# OUTSIDE

## **The Front**

The front of the property is approached via a block-paved driveway with pillared brick wall to front, supplying off-street parking for numerous vehicles, access to storm porch. There is a personnel gate to side and further gate to;

## **Rear Garden**

Laid to a low maintenance garden of patio decking, artificial lawn and shingle, with a variety of planted beds and feature magnolia tree, all enclosed by a brick wall, outside lighting and waterpoint can also be found.



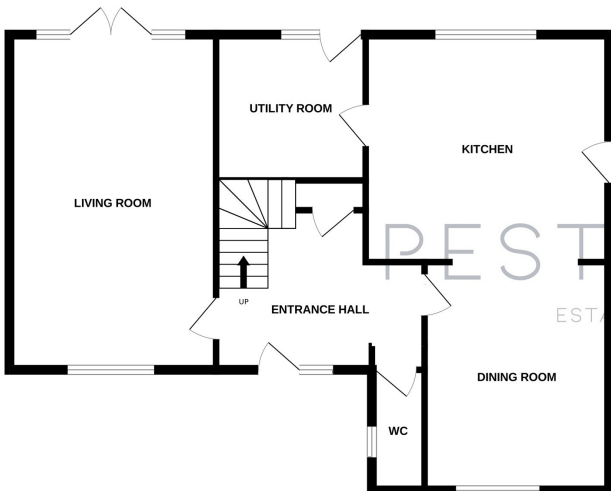
# DETAILS

EPC

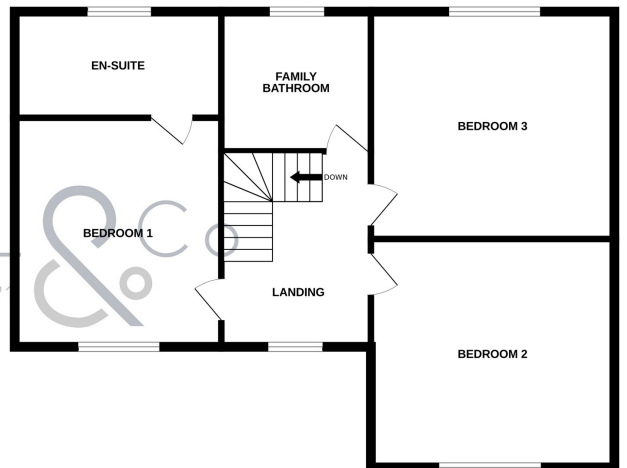
TO FOLLOW.

## FLOOR PLAN

GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



1ST FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



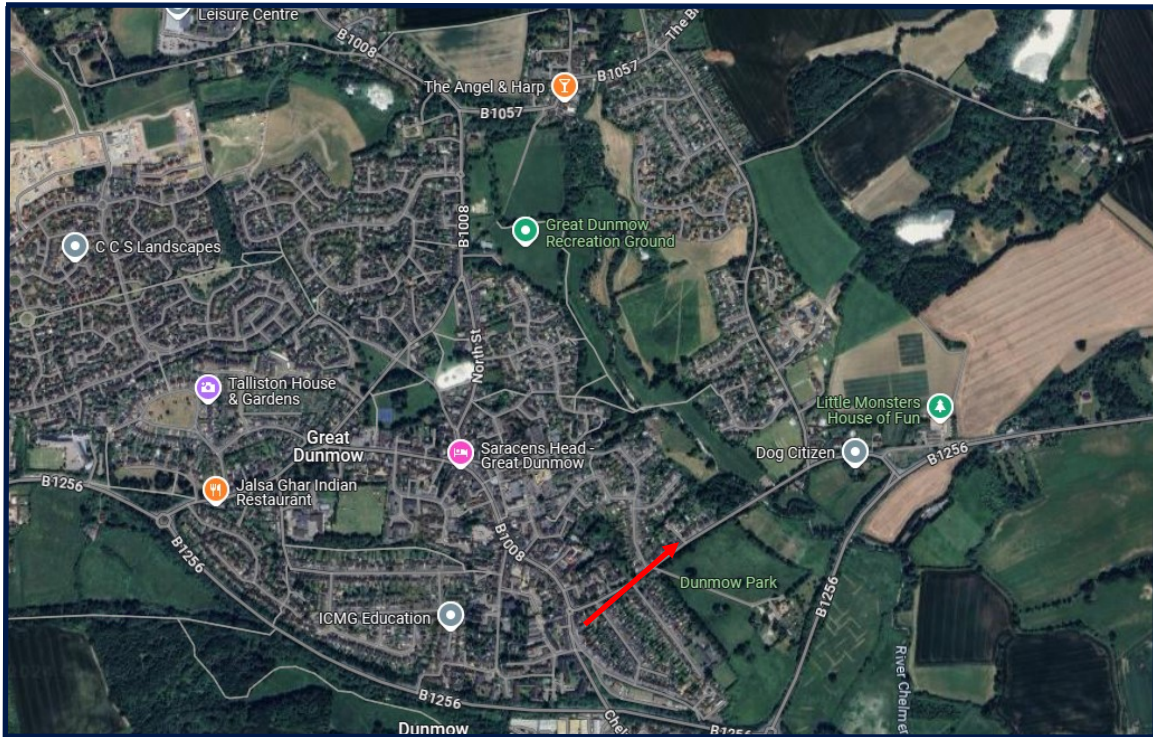
TOTAL FLOOR AREA : 1681 sq.ft. (156.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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

Chelmer House, Braintree Road is located within Great Dunmow and offers walking distance access to the town high street, schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Great Dunmow 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

Chelmer House, Braintree Road, Great Dunmow,  
Essex, CM6 1HT

## COUNCIL TAX BAND

F

## SERVICES

Gas fired central heating, mains drainage and  
water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 21/01/2025. 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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