



## OAKROYD AVENUE, GREAT DUNMOW

GUIDE PRICE – £650,000

- NO ONWARD CHAIN
- 4 BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING DINING ROOM
- FABULOUS KITCHEN BREAKFAST ROOM
- STUDY AREA
- FAMILY BATHROOM & SHOWER ROOM
- UTILITY ROOM
- OFF-STREET PARKING FOR 3 VEHICLES
- GARAGE WITH EXTERNAL EV CHARGING POINT
- SOUTH-FACING REAR GARDEN WITH A VARIETY OF DIFFERENT AREAS
- IDEAL CUL-DE-SAC LOCATION WITH NO PASSING TRAFFIC



We are delighted to offer this four bedroom semi-detached house which is located in a tranquil cul-de-sac road, and within a short walk of Great Dunmow's town centre. The property comprises of a large living dining room with a feature stone fireplace and log burning stove within. There is a lovely kitchen breakfast room with large window overlooking rear garden & Velux windows bringing in a great amount of natural light, a study area, a spacious utility room with doors that give access to the rear garden and garage. There's also a downstairs cloakroom. The top floor enjoys 4 bedrooms, built-in storage to bedroom 4, a shower room and a family bathroom. To the front, the property is approached via a shingle driveway supplying off-street parking for 3 vehicles. There is access to garage with an EV charging point, an external store to front and access to the rear garden. The south-facing rear garden is split into a variety of areas with entertaining terrace, a lawned area with shrub and herbaceous border, a herb garden, a Wendy house, a Greenhouse with programmed irrigation and a timber workshop to rear.







With timber and obscure glazed front door, and obscure glazed bricks to either side, opening into;

### **Entrance Hall**

With window to front, wooden parquet flooring, stairs rising to first floor landing with understairs storage cupboard, ornate rolled radiator, ceiling lighting, doors to rooms.

### **Cloakroom**

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, ornate rolled radiator with chromium heated towel rail, ceiling lighting, extractor fan, bamboo flooring.

### **Living Room Diner 23'8" x 12'6"**

With ceiling and wall mounted lighting, feature stone fireplace with log burning stove within, wooden parquet flooring, two rolled radiators, TV and power points, large openings to rooms.

### **Study 6'8" x 5'7"**

With window to front, wooden parquet flooring, telephone and power points.

### **Kitchen Breakfast Room 22'6" max x 15'6" max**

A fantastic entertaining room with vaulted ceiling with Velux windows, large window overlooking the south-facing rear garden, kitchen comprising hand-crafted units with stone effect worksurface and tiled splashback, twin bowl single drainer stainless steel sink unit with mixer tap, free-standing gas and electric AGA (6 burners, 3 ovens and a grill), recess, power & plumbing for dishwasher, plumbing and power for large fridge-freezer, two sets of French doors to rear garden and entertaining terrace, ceiling and wall mounted lighting, wall mounted ornate radiators, array of power points, bamboo flooring, door through to;

### **Utility Room 11'4" x 9'10"**

With window and a glazed door leading out to rear garden, inset ceiling downlighting, workstation comprising of a beech-block worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, recesses with power and plumbing for both washing machine and tumble dryer, further storage units, wall mounted radiator, linoleum flooring, door through to;

### **Garage**

With PIR censored lighting, twin doors to front, wall mounted Worcester Bosch combination boiler, array of power points. The garage also contains the electrical infrastructure for solar electricity generation with an inverter, 5kWh storage battery, and the feed for the external EV charging point.

### **First Floor Landing**

With window to front, ceiling lighting, power points, exposed timber flooring, linen cupboard which is heated and ventilated well, access to loft, doors to rooms.

### **Bedroom 1 – 15'10" x 9'10"**

With window to rear, wall mounted lighting, wall mounted radiator, power points.

### **Bedroom 2 – 12'11" x 11'2"**

With window to rear, ceiling lighting, wall mounted radiator, power points, exposed timber flooring.

### **Bedroom 3 – 10'6" x 10'0"**

With window to rear, ceiling lighting, wall mounted radiator, power points, exposed timber flooring.

### **Bedroom 4 – 9'7" x 7'6"**

With window to front, built-in storage cupboard, wall mounted radiator, ceiling lighting, power points, exposed timber flooring.

### **Family Bathroom**

Comprising an oversized corner tiled bath with mixer tap and shower attachment, vanity mounted wash hand basin with mixer tap and storage beneath, close coupled WC, full tiled surround, wall mounted heated towel rail, window to front, inset ceiling downlighting, tile effect vinyl flooring.

### **Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with twin taps, full tiled surround, wall mounted radiator, extractor fan, inset ceiling downlighting, tile effect vinyl flooring.



# OUTSIDE

## The Front

The front of the property is approached via a shingle driveway supplying off-street parking for 3 vehicles, located towards the end of a cul-de-sac with no passing traffic & yet within walking distance of the high street, access to door, access to garage with external EV charging point, and side access to;

## South-Facing Rear Garden

Split into a variety of areas with entertaining terrace with covered veranda with infrared heater and 4 weatherproof electrical sockets, lighting and water points, stepping down onto lawn with well-stocked shrub and herbaceous borders, a variety of mature fruit bearing trees (apple, plum, pear, peach & cherry trees), a covered pergola leading through to timber Wendy house and greenhouse (with programmed irrigation) to rear, a herb garden, large timber workshop to remain, all retained by close boarded fencing.

## External Store 3'8" x 3'7"

Which is situated between the front door and study window, with lighting, a double socket and coded entry keypad for deliveries.

**Agents Note** – The property enjoys solar panel electricity, and rewired, replumbed and the central heating was renewed in 2014.





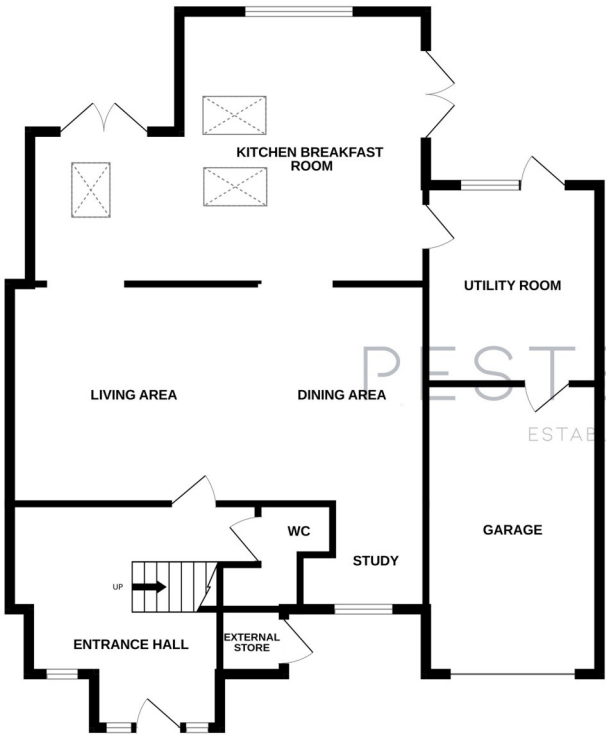
# DETAILS

EPC

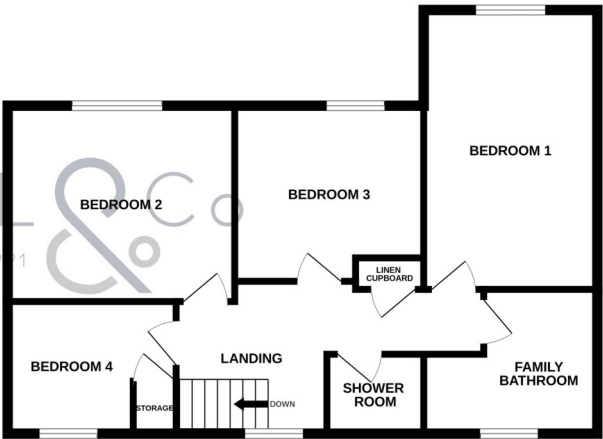
TO FOLLOW

## FLOOR PLAN

GROUND FLOOR  
1079 sq.ft. (100.2 sq.m.) approx.



1ST FLOOR  
680 sq.ft. (63.2 sq.m.) approx.



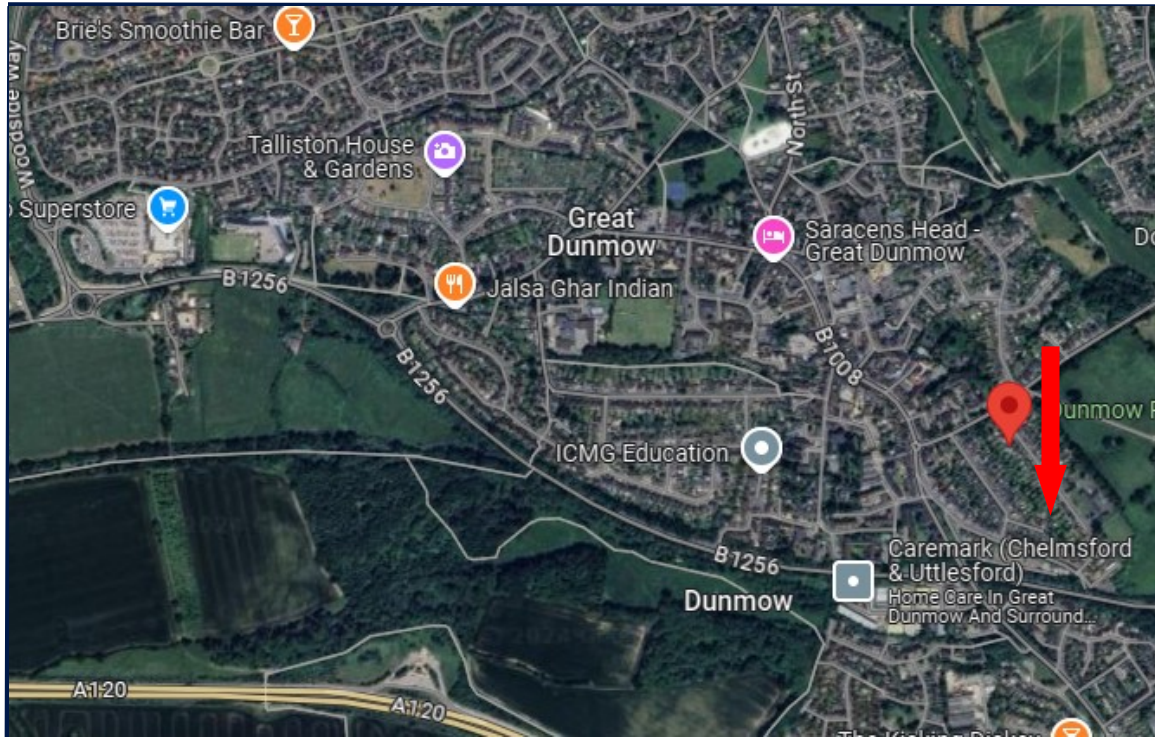
TOTAL FLOOR AREA : 1759 sq.ft. (163.4 sq.m.) approx.

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

**Oakroyd Avenue** is located within Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Oakroyd Avenue, 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

29 Oakroyd Avenue, Great Dunmow, Essex, CM6  
1HG

## COUNCIL TAX BAND

Band C

## SERVICES

Gas fired central heating, solar electricity, 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 09/04/2025. 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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