

MOORHEN ROAD, GREAT DUNMOW OFFERS IN EXCESS OF – £400,000

- 3 BEDROOM LINK-DETACHED HOME
- LIVING ROOM
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- FRENCH DOORS TO REAR GARDEN
- GROUND FLOOR CLOAKROOM
- BEDROOM 1 WITH EN-SUITE
- 35FT X 35FT WEST-FACING REAR GARDEN
- DRIVEWAY SUPPLYING OFF STREET PARKING
- COMMUNAL GREEN TO FRONT
- CLOSE PROXIMITY TO PRIMARY SCHOOLS & TESCOS

We are delighted to offer the opportunity to purchase this 3 bedroom link-detached house, with the ground floor comprising of an entrance hall with cloakroom, living room, and a kitchen diner with integrated appliances and French doors to rear garden. The first floor offers 3 double bedrooms, with an en-suite to the principal bedroom, as well as a three piece family bathroom. Externally, the property is beautifully positioned overlooking the communal green. The property enjoys a tarmac carport driveway supplying off-street parking for 2 vehicles and access to the west-facing rear garden, which is laid primarily to lawn with entertaining patio and a summerhouse.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, wood effect luxury vinyl flooring, power points, doors to rooms.

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, wall mounted radiator, ceiling lighting, extractor fan, wood effect luxury vinyl flooring.

Living Room 11'11" x 10'9"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Kitchen Diner 18'2" max x 12'7" max

With kitchen area comprising an array of eye and base level cupboards and drawers with complimentary stone effect rolled worksurface and splashback, single bowl single drainer stainless steel sink unit with mixer tap, 4-ring stainless steel gas hob with oven under, glazed splashback and stainless steel extractor fan above, integrated fridge-freezer, integrated dishwasher, integrated washing machine, inset ceiling downlighting, window to rear, wall mounted radiator, wood effect luxury vinyl flooring, large understairs storage cupboard/pantry with wall mounted fuseboard, feature bay window with windows and French doors leading out to rear west-facing garden.

First Floor Landing

With window overlooking rear garden, ceiling lighting, two storage cupboards, wall mounted radiator, power points, fitted carpet, access to loft, doors to rooms.

Bedroom 1 – 11'3" x 10'4"

With window overlooking communal green, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, window to rear, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, obscure window to rear, inset ceiling downlighting, extractor fan, wall mounted radiator, electric charging point, tile effect linoleum flooring.

Bedroom 2 – 11'1" x 9'9"

With window overlooking communal green, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 3 – 11'9" x 8'10"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap, integrated shower, fully tiled and glazed surround, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, inset ceiling downlighting, extractor fan, obscure window to front, wall mounted radiator, tile effect linoleum flooring.

OUTSIDE

The Front

The front of the property is beautifully positioned overlooking the communal green with lawn and pathway to front, with hedging and flower beds, tarmacadam carport driveway supplying off-street parking for at least 2 vehicles, with personnel gate leading to:

West-Facing Rear Garden

Approximately 35ft x 35ft, laid primarily to lawn with entertaining patio, summerhouse with power and lighting ideal to use as a home office, all retained by close boarded fencing with outside lighting and water point that can also be found.



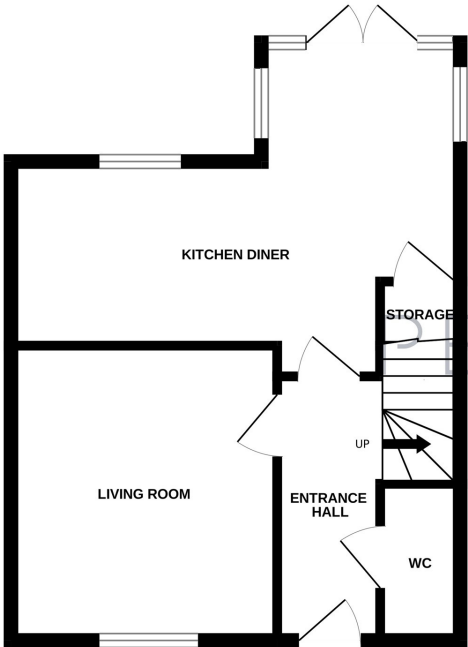
DETAILS

EPC

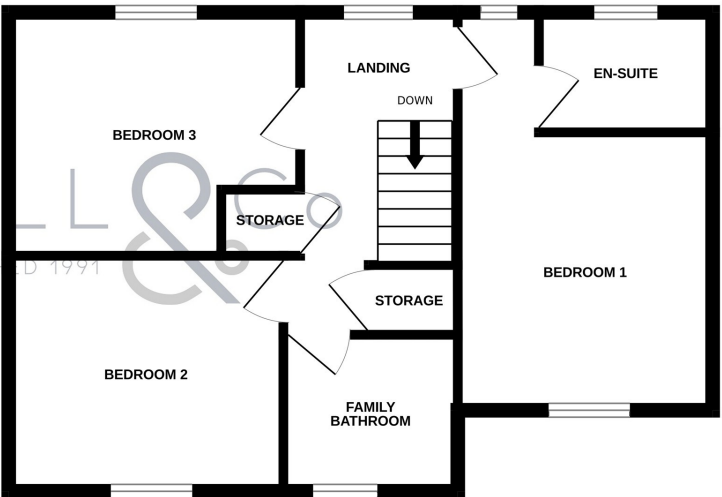
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

FLOOR PLAN

GROUND FLOOR
389 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.

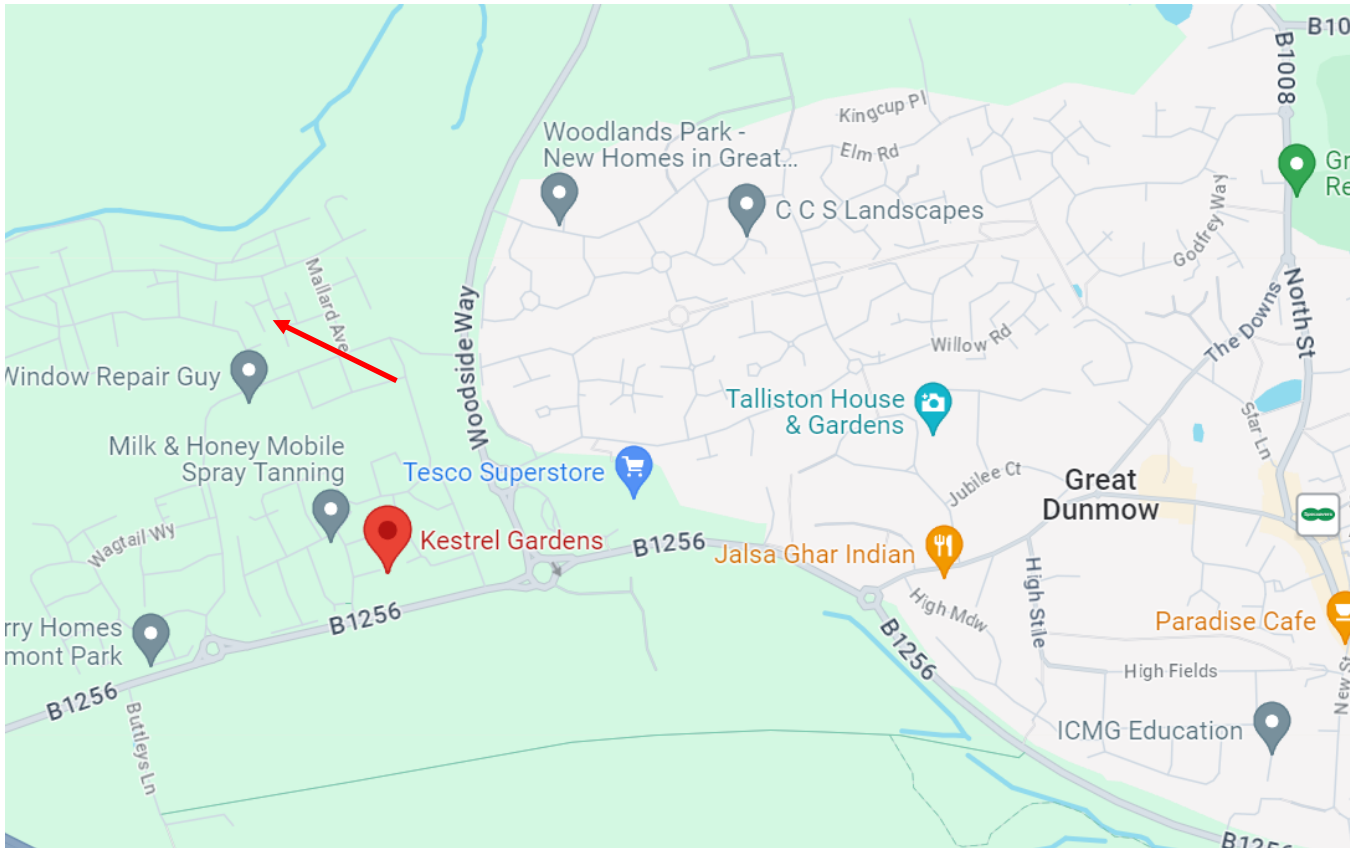


TOTAL FLOOR AREA : 905 sq.ft. (84.0 sq.m.) approx.

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

Excellent location in an extremely popular location within walking distance to the high street that offers schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.



FULL PROPERTY ADDRESS

23 Moorhen Road, Great Dunmow, Essex, CM6 4GW

COUNCIL TAX BAND

Band E

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 in this brochure is accurate as of the date 06/08/2025. 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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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

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Interested in land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?