



## CHELMSFORD HOUSE, GREAT DUNMOW

GUIDE PRICE – £185,000

- NO ONWARD CHAIN
- GATED DEVELOPMENT
- 1 DOUBLE BEDROOM GROUND FLOOR APARTMENT
- LARGE LIVING ROOM DINER
- KITCHEN
- THREE PIECE FAMILY BATHROOM
- STORAGE CUPBOARDS
- COMMUNAL TERRACE
- 1 ALLOCATED PARKING SPACE
- WALKING DISTANCE TO GREAT DUNMOW TOWN CENTRE

We are pleased to offer this well-presented 1 double bedroom ground floor apartment within a gated complex. The property offers a large living room diner, kitchen with stone effect work surfaces, a double bedroom, three piece bathroom, storage cupboards, an allocated parking space and a communal terrace, all within walking distance of Great Dunmow High Street.





With timber front door opening into:

### **Living Room Diner 15'6" x 11'10"**

With two windows to front aspect, ceiling lighting, wall mounted electric radiator, TV and power points, fitted carpet, door to inner hallway and large opening through to:

### **Kitchen**

Comprising stone effect worksurface, tiled splashback, eye and base level units and drawers, single bowl single drainer stainless steel sink unit with mixer tap, recess and power for free-standing oven, recess power and plumbing for washing machine and tumble dryer, recess with power for large fridge freezer, ceiling lighting, tile effect linoleum flooring.

### **Inner Hallway**

With understairs storage cupboard, wall mounted electric radiator, further cupboard housing hot water cylinder, ceiling lighting, fitted carpet, power points and doors to rooms.

### **Bedroom – 11'10" x 10'4"**

With window to rear, ceiling lighting, wall mounted electric radiator, power points and fitted carpet.

### **Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and wall mounted shower, full-tiled surround, pedestal wash hand basin with twin taps, close coupled WC, obscure window to rear, ceiling lighting, tile effect linoleum flooring.

# OUTSIDE

## Externals

Externally the property enjoys a communal terrace and an allocated parking space, all retained within a gated complex.



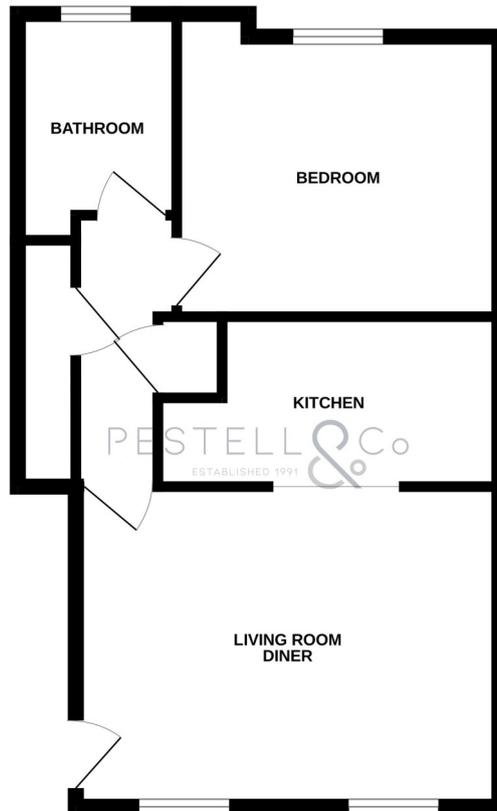
# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>	69 C	78 C
55-68	<b>D</b>		
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLAN

GROUND FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



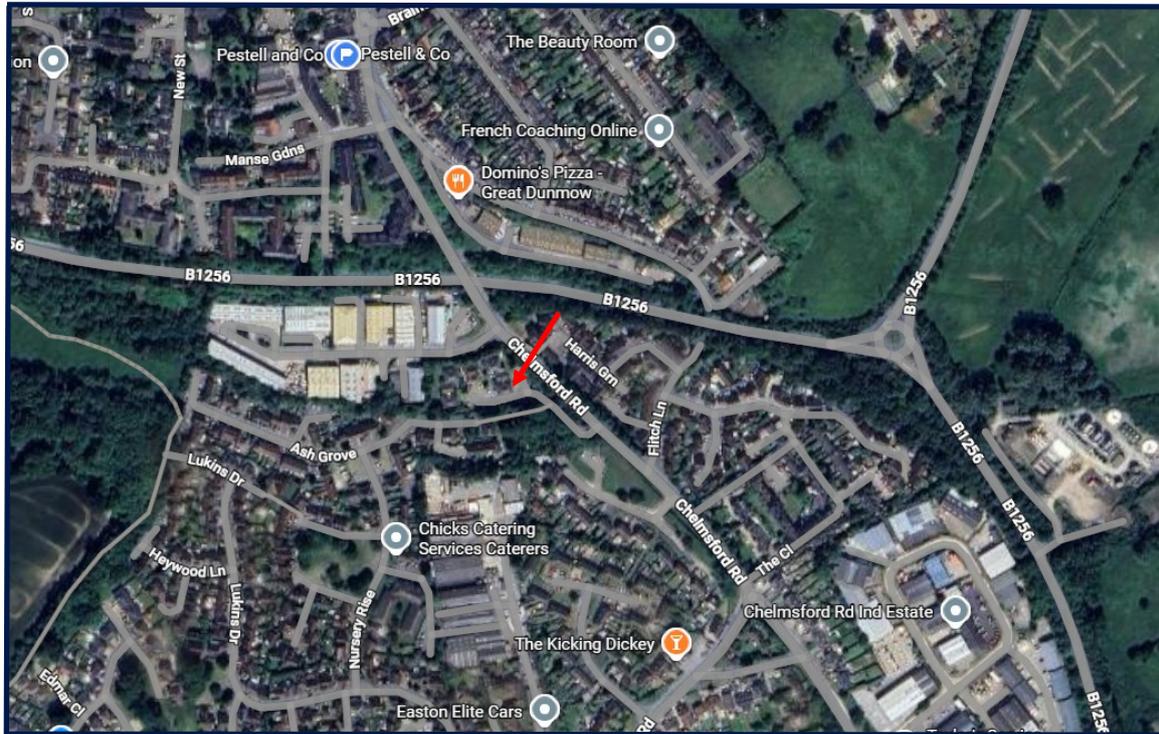
TOTAL FLOOR AREA: 483 sq.ft. (44.8 sq.m.) approx.

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

**Chelmsford House** is extremely well located within walking distance to the popular market town of Great Dunmow offering restaurants, shops, boutiques, schooling and recreational facilities. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



### FULL PROPERTY ADDRESS

8 Chelmsford House, Chelmsford Road, Great Dunmow, Essex, CM6 1EZ

### COUNCIL TAX BAND

Band B

### SERVICES

Electric heating and hot water, mains drainage and water

### LOCAL AUTHORITY

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

LEASE REMAINING - 86 years

SERVICE CHARGE - £1,300 pa

GROUND RENT - £200 pa

**AGENTS NOTE:** We believe the information provided in this brochure is accurate as of the date 04/03/2026. 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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Are you a developer looking for an agent to market or value your site?