



# PESTELL & CO

ESTABLISHED 1991



THE DOWNS, GREAT DUNMOW  
GUIDE PRICE: £410,000

THREE BEDROOM SEMI-DETACHED | LIVING ROOM | DINING ROOM  
SEPARATE UTILITY ROOM | GROUND FLOOR FAMILY BATHROOM  
BEDROOM WITH EN-SUITE | PRETTY COTTAGE STYLE FRONT  
GARDEN | ENTERTAINING PATIO AND FURTHER SUN TERRACE  
TIMBER GARDEN ROOM IDEAL FOR HOME OFFICE | SHORT WALK TO  
TOWN CENTRE

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100



## THE PROPERTY

A three bedroom semi-detached cottage with a wealth of exposed timbers. It offers a living room, dining room, kitchen, utility room and family bathroom on the ground floor and three bedrooms, one with en-suite, on the first floor. The property is beautifully hidden away in the exclusive downs area of Dunmow and has a timber garden room ideal for a home office.



ENTRANCE HALL  
LIVING ROOM 11'9" X 11'5"  
KITCHEN  
INNER HALLWAY  
DINING ROOM 10'4" X 9'8"  
UTILITY ROOM  
FAMILY BATHROOM







FIRST FLOOR LANDING  
BEDROOM 1 12'3" X 11'5"  
BEDROOM 2 8'10" X 8'2"  
EN-SUITE  
BEDROOM 3 11'3" X 7'10"



With timber panel and obscure glazed door opening into:

#### ENTRANCE HALL

With solid oak flooring, stairs rising to first floor landing, exposed timbers and opening through to:

#### LIVING ROOM – 11'9" X 11'5"

With a beautiful brick open fireplace with stone hearth, window to front, wall mounted radiator, oak flooring, an array of exposed timbers, TV and power points and door through to:

#### KITCHEN

Comprising an array of beech block work surfaces with under sunk butler sink and mixer tap, recess and plumbing for dishwasher, recess and power for both fridge and freezer, further storage cupboards and windows to both side and front aspects, exposed timbers to ceiling, an array of power points, ceiling lighting, wall mounted radiator, stone slate flooring and under stairs storage cupboard opening into:

#### INNER HALLWAY

With two storage cupboards, wall mounted lighting, stone flooring, wall mounted radiator and doors to rooms.

#### DINING ROOM – 10'4" X 9'8"

With window to side, French doors and sidelights out to rear patio and garden beyond, timber ceiling, exposed timber divide between kitchen and dining room, timber flooring, wall mounted radiator, ceiling lighting and power points.

#### UTILITY ROOM

Comprising eye and base level storage units with oak block work surface with under sunk butler sink and mixer tap above, tiled splashback, recess, plumbing and power for both washing machine and tumble dryer, window to rear, timber panel and glazed door to rear patio, wall mounted radiator, wall mounted fuse board, ceiling lighting and tiled flooring.

#### FAMILY BATHROOM

Comprising a four piece suite of panel enclosed bath with mixer tap and shower attachment over, close coupled WC, pedestal wash hand basin with twin taps, large walk-in fully tiled and glazed shower cubicle with integrated shower, wall mounted lighting, obscure window to rear, wall mounted radiator, decorative wooden panelling to walls and tiled flooring.

#### FIRST FLOOR LANDING

With ceiling lighting and doors to rooms.

#### BEDROOM 1 – 12'3" X 11'5"

With window to front, built-in wardrobes, wall mounted radiator, exposed timbers to vaulted ceiling, ceiling lighting, timber flooring and power points.

#### BEDROOM 2 – 8'10" X 8'2"

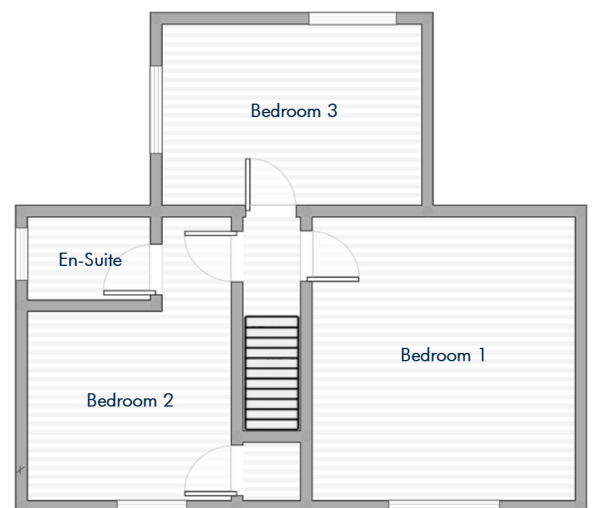
With window to front, access to loft, storage cupboard, ceiling lighting, exposed timbers, wall mounted radiator, TV and power points, timber flooring and door into:

#### EN-SUITE

Comprising close coupled WC, pedestal wash hand basin with twin taps and tiled splashback, wall mounted boiler, obscure window to side, ceiling lighting and timber flooring.

#### BEDROOM 3 – 11'3" X 7'10"

With windows to both side and rear aspects, wall mounted lighting, wall mounted radiator, an array of power points and exposed timber flooring.





## THE PROPERTY

### OUTSIDE

The front of the property is beautifully hidden away in the exclusive Downs area of Dunmow with a mature shrub and herbaceous cottage style front garden with pathway leading to front door and side access round to:

### REAR GARDEN

Laid to a variety of areas of entertaining patio with steps leading up to a raised lawn and further sun terrace, pathway leading out to a timber garden room with power, lighting and internet ideal for a home office all retained by close boarded fencing and enjoying a variety of shrub and herbaceous flower beds.



**WANT TO VIEW THIS PROPERTY?  
DO YOU HAVE ANY QUESTIONS?  
PLEASE DO NOT HESITATE TO CONTACT US  
01371 879100**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

## THE LOCATION

The Downs is located close to Great Dunmow town centre offering shopping, eateries and recreational facilities as well as being just a short walk to the local primary school. Secondary schooling can be found nearby in Newport and Stansted Mountfitchet. Transport links include the mainline train station at Stansted Mountfitchet or Elsenham which supply direct railway links to London Liverpool Street Station. Close by is the A120 giving quick and easy access to the M11/M25 access points to Colchester and London Stansted International Airport.

## GENERAL REMARKS & STIPULATIONS

Folio D3220

## FULL ADDRESS

2 The Downs, Great Dunmow, Essex CM6 1DS

## SERVICES

Mains electricity, gas fired central heating and water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

## COUNCIL TAX BAND

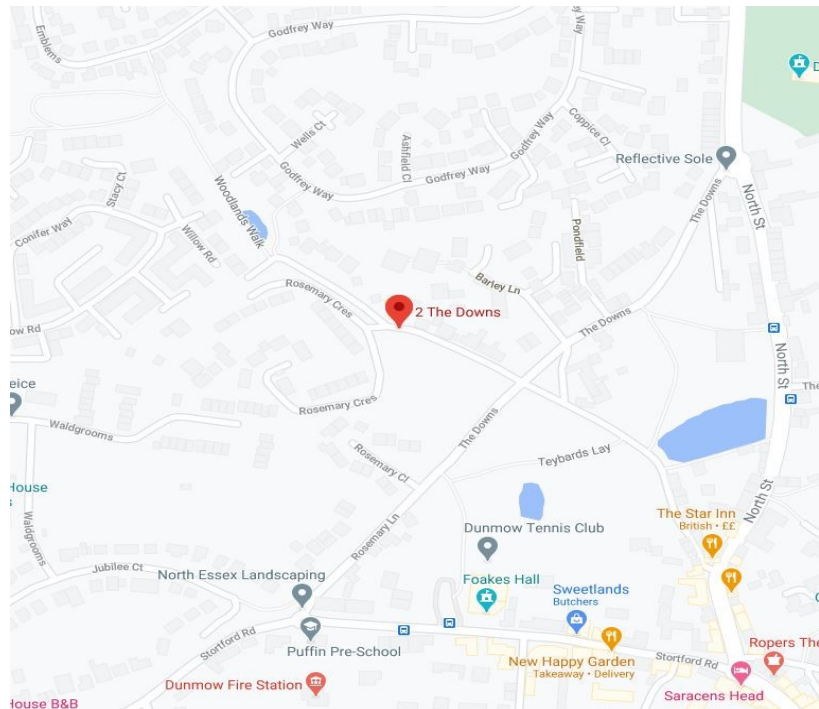
Band B

## VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

## DIRECTIONS

From our offices in Great Dunmow heading North on the B1008 High Street, turn right onto Market Place, continue straight onto North Street. At the mini roundabout take the 1st exit onto the Downs and the property can be found on the right.



## OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

## IMPORTANT NOTICE

**AGENTS NOTE:** 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.)



# PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 29 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF  
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

WOULD YOU LIKE A FREE HOME VALUATION?

WANT TO CHANGE AGENT AND GET YOUR PROPERTY SOLD?

DO YOU HAVE A PROPERTY THAT YOU WOULD LIKE TO RENT BUT UNCERTAIN  
HOW TO GO ABOUT IT?

INTERESTED IN LAND ACQUISITION?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?

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