



PESTELL & Co
ESTABLISHED 1991

1 NEWTON HALL, NEWTON HALL CHASE, DUNMOW, ESSEX

NO ONWARD CHAIN

GUIDE PRICE - £350,000

A beautiful 2 bedroom, end of terrace period cottage, superbly decorated throughout. The property has been renovated to a high standard throughout and comprises of entrance hallway, living room, open plan kitchen/dining room, sitting room and ground floor shower room. Upstairs are the two double bedrooms. Outside offers private parking for up to 4 vehicles and a private approach shared with only a handful of other properties on the grounds of a former manor house.

With timber front door opening into:

ENTRANCE HALL:

With ceiling lighting, wall mounted radiator, fitted doormat and doors to rooms.

LIVING ROOM 11' 7" x 11' 8" (3.53m x 3.56m)

With ceiling lighting, window to front, wall mounted radiator, an array of power points, alcove shelving with cupboards beneath, feature fireplace with tiled hearth, fitted carpet and door opening through to:

HALLWAY

With stairs to first floor landing, fitted carpet, wall mounted radiator, ceiling lighting, extractor fan switch for bathroom, window to rear and doors to rooms.

SHOWER ROOM

Comprising an enclosed shower cubicle with dual glass doors, contemporary wall mounted wash hand basin with mixer tap, low level WC with integrated flush, obscure glazed window to rear, ceiling lighting and linoleum flooring.



OUTSIDE:

The front of the property is approached via a long driveway shared with only a handful of other properties, with parking for approximately 4 vehicles on a private driveway as well as a small lawned area with post and rail fencing and views.



FULL ADDRESS

1 Newton Hall, Newton Hall Chase, Dunmow, Essex, CM6 2AS

SERVICES

Electric boiler central heating, Mains electricity, water and drainage

LOCAL AUTHORITY

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

AGENT NOTES

Band C



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.) will be included in the sale.

KITCHEN/DINER

Comprising an array of eye and base level cupboards and drawers with complimentary rolled granite effect work surface, single bowl single drainer stainless steel sink unit with mixer tap, integrated eye level oven and grill, integrated electric hob with contemporary extractor fan over, integrated washing machine, integrated dishwasher, an array of power points, ceiling lighting, windows to front and side aspects, cupboard containing wall mounted boiler, further cupboard storage, doors through to both hallways and door through to:



BEDROOM 3/HOME OFFICE 11' 2" x 10' 3" (3.4m x 3.12m)

With windows to both side and rear aspects overlooking the grounds of Newton Hall, ceiling lighting, an array of power points, wall mounted radiator and fitted carpet.



FIRST FLOOR LANDING

With ceiling lighting, fitted carpet, smoke alarm and doors to rooms.

BEDROOM 1 12' 4" x 11' 5" (3.76m x 3.48m)

With ceiling lighting, fitted carpet, an array of power points, wall mounted radiator, window to front, loft access and built-in storage cupboard.

BEDROOM 2 11' 7" x 11' 5" (3.53m x 3.48m)

With ceiling lighting, fitted carpet, an array of power points, wall mounted radiator, windows to front and side aspects and built-in storage cupboard.

