



PESTELL & Co.  
ESTABLISHED 1991

## 21 Bennet Canfield, Little Canfield, Dunmow, Essex

GUIDE PRICE - £515,000

*A beautifully presented 5 bedroom detached house, arranged over three floors. The modern living accommodation is fantastically presented throughout and consists of entrance hallway, living room, dining room, kitchen/breakfast room, utility room and ground floor w.c. On the first floor are three of the bedrooms, two en-suite shower rooms and the family bathroom, whilst on the top floor are the two remaining bedrooms with further shower room. Externally is a wonderfully landscaped rear garden, garage and private parking for two vehicles. All within very close proximity of local schooling and amenities.*

Hardwood front door into:

### Entrance Hallway:

Amtico flooring, cupboard, radiator and two ceiling light points. Carpeted staircase to first floor accommodation, doors into:

### Ground Floor Cloakroom:

Tiled flooring, low level w.c., wash hand basin, radiator, extraction fan and ceiling light point.

### Living Room - 21'6 x 11'8 (6.55m x 3.55m)

Amtico flooring, bay window to front, double opening doors to rear garden, feature central fireplace place with gas fire, radiator and two ceiling light points.



### Dining Room - 10'8 x 9'5 (3.25m 2.88m)

Amtico flooring, bay window to front, radiator and ceiling light point.

### Kitchen/Breakfast Room - 14'1 x 10'8 (4.20m x 3.25m)

Tiled flooring, a range of eye and base level units, granite work surface and inset sink. Built in double oven, gas hobs with extraction above, integral fridge/freezer and dishwasher. Bay window to rear, radiator and ceiling light point. Door into:

#### Utility Room:

Tiled flooring, eye and base level units, complementary work surface and inset stainless steel sink and drainer unit. Space for washing machine, concealed boiler, part glazed door to rear and ceiling light point



**First flooring landing area:**

Carpeted, double glazed window to front, radiator, ceiling light point, carpeted stairs to second floor and doors to:

**Bedroom 1 - 15'7 x 10'8 (4.75m x 3.25m)**

Carpeted, a bank of built in wardrobes and draws across one wall, window to front, radiator and ceiling light point. Door into:

**En-suite Shower Room:**

Tiled flooring, shower cubicle, low level w.c., double sink units with cupboard below. Opaque window to rear, part tiled walls, heated towel rail, airing cupboard, extraction fan and inset down lighters.



**Bedroom 2 - 12'3 x 11'8 (3.55m x 2.71m)**

Carpeted, window to front, built in wardrobes, radiator and ceiling light point. Door into:

**En-suite Shower Room:**

Tiled flooring, shower cubicle, low level w.c., wash hand basin with cupboards below. Opaque window to front, radiator, extraction fan and inset down lighters.

**Bedroom 3 - 11'8 x 8'11 (3.55m x 2.71m)**

Carpeted, double glazed window to rear, radiator and ceiling light point.

**Family Bathroom:**

Tiled flooring, panel bath with shower attachment, low level w.c. and wash hand basin with cupboards below. Opaque window to rear, radiator, part tiled walls, extraction fan and inset down lighters.



#### **Second floor landing area:**

Carpeted, Velux window, built in base level units, storage cupboard, loft access and ceiling light point and doors to:

#### **Bedroom 4 - 15'9 x 11'10 (4.81m x 3.60m)**

Carpeted, window to front, radiator and ceiling light point.



#### **Bedroom 5 - 10'10 x 9'2 (3.30m x 2.79m)**

Carpeted, window to front, radiator and ceiling light point.

#### **Shower Room:**

Tiled flooring, corner shower cubicle, low level w.c., wash hand basin with cupboards below. Velux window to rear, part tiled walls, radiator, extraction fan and inset down lighters.



**Outside:**

To the rear is an attractively landscaped garden. A central laid to lawn space is surrounded by shaped patio and shingled plant beds. To the top corner of the garden is a decked seating area, as well as a timber storage shed, outside lighting and tap. Panel fencing enclosed, door into garage and gated side access.

**Single Garage** - an 'up and over' door, eaves storage, power and light laid on. Parking for 2 vehicles in front.

**Agent Notes:** Solar panels installed for energy/bill saving.

EV/Electric Vehicle Charging Unit



## FULL ADDRESS

21 Bennet Canfield, Little Canfield, Dunmow, Essex, CM6 1YE

## SERVICES

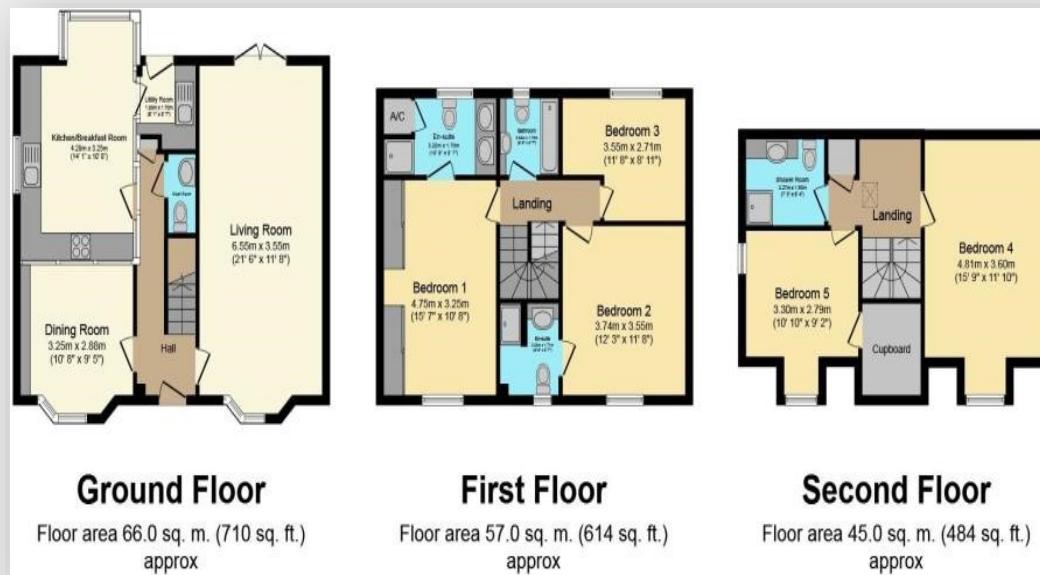
Gas fired central heating, Mains electricity, water, drainage

## LOCAL AUTHORITY

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

## COUNCIL TAX BAND

Band F



## 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.

