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3, The Dell, Dunmow

£475,000 Sold STC

A beautifully presented four bedroom detached family house situated within walking distance of Dunmow town centre and local amenities. EPC rating D

Quality from home to home

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Overview Summary

A beautifully presented four bedroom detached family house situated within walking distance of Dunmow town centre and local amenities. EPC rating D

Key features

- 3 Reception Rooms
- Large Kitchen/Breakfast Room
- 4 Bedrooms
- En Suite and Family Bathroom
- Solid Wood Floors

- Close to local amenities
- Quiet location
- Excellent commuter links
- Off Road Parking

Local area

Dunmow is a much sought after North Essex market town, perfectly located for commuters via Stansted airport and/or M11 which is only a few minutes drive. The local amenities cater for all your daily needs and include a major supermarket, various shops, pubs and restaurants. Felsted for it's Public school is a few minutes drive. Regular public transport runs to nearby larger towns and villages and main line rail link to London Liverpool Street station is via Bishops Stortford, Stansted or Chelmsford

Schools & Transport

- Dunmow St. Mary\'s Primary School, 0.50 Miles
- New Hall School, 9.68 Miles
- Stansted Airport, 4.69 Miles
- Felsted School, 3.14 Miles
- Bishop's Stortford Station, 8.69 Miles

- Helena Romanes School, 0.87 Miles
- Chelmsford County High Schools, 9.92 Miles
- Chelmsford Railway Station, 10.34 Miles
- Bishop Stortford College, 9.36 Miles
- Flitch Green Academy, 2.36 Miles

Further Details

Tenure: Freehold Local Authority: Uttlesford District Council. Tel 01799 510510 Total Sq Ft: 1593 sq ft (148 Sq M) approx Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photograph/s. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.





With approximate room sizes the accommodation briefly comprises a large storm porch with courtesy lighting, a double glazed UPVC entrance door with attractive obscure glazed windows to either side leading into the entrance hall.

ENTRANCE HALL

A spacious hallway having stairs to the first floor, solid wooden floor and a timber and glazed door to the lounge, a ceiling light fitting, radiator, cloakroom, alarm control panel, telephone connection point and power points.

CLOAKROOM

White suite comprising low level WC, vanity unit with inset wash hand basin, high gloss tiled flooring, ceiling spotlights, obscure glazed window to the side elevation and radiator.

LOUNGE 20'3 x 11'11 (6.20m x 3.38m)

A lovely front room having a feature multi fuel stove with attractive marble hearth and surround, solid wood flooring, wall and ceiling light fittings, radiator, power points, doors to kitchen, snug/office and a set of timber and glazed double opening internal doors leading into the dining area.

STUDY/SNUG 20'0 x 9'2 (5.82m x 2.80m)

A fabulous second reception room having a large double glazed window to the rear elevation affording fine views of the garden, radiators, ceiling spotlights and wall mounted light fittings, solid wood flooring, power points and an internal door to the garage.

DINING AREA 18'5 x 10'5 (5.64m x 3.21m)

A very light and spacious dining area that is accessed via the lounge and also from the kitchen through a further set of timber and glazed double opening internal doors, there is a set of double glazed sliding patio doors giving access to the garden and a double glazed window, there are ceiling spotlights and wall mounted light fittings, radiators, solid wood flooring and power points.

KITCHEN 20'3 x 8'6 (6.18m x 2.62m)

A beautiful bespoke fitted kitchen comprising Corrigan working surfaces that incorporate an inset 4-ring halogen induction hob with stainless steel extractor fan over, inset stainless steel one and a half bowl sink with mixer tap and drainer, built in appliances include a microwave, coffee machine and a double oven. A range of drawers and cupboards under with integrated dishwasher and fridge/freezer, the gas boiler is located in one of the cupboards, a complement of matching wall mounted cupboards, two large double glazed windows to the side elevation, ceiling spotlights, part tiled walls, radiator, slate flooring and power points.

UTILITY AREA 7'1 x 6'5 (2.17m x 1.99m)

An open archway from the kitchen leads through to a utility area where there is a large under stairs storage cupboard, a range of cupboards matching those of the kitchen, stainless steel sink and drainer, double glazed window to the front elevation, ceiling spotlights, power points, part tiled walls, UPVC part glazed door to the side elevation and a continuation of the slate flooring.





FIRST FLOOR LANDING

A wooden staircase rises from the entrance hall to a spacious landing area with a large double glazed picture window to the front elevation affording plenty of light, radiator, ceiling spotlights, access to loft storage space, power points, doors to all bedrooms and the family bathroom.

MASTER BEDROOM 12'5 x 10'3 (3.82m x 3.14m)

A delightful master bedroom having a large double glazed window overlooking the rear garden, radiator, ceiling light fitting, power points and door to the en suite shower room.

EN SUITE SHOWER ROOM

A white suite comprising a corner shower cubicle, wall mounted wash hand basin, low level WC, extractor fan, shaver point, ceiling spotlights and heated towel ladder.

BEDROOM (2) 15'8 x 7'9 (4.81m x 2.42m)

Again, overlooking the rear elevation this is a good size double bedroom with built in wardrobes to one wall, plenty of light from the large double glazed window, radiator, and power points.

BEDROOM (3) 11'4 x 7'2 (3.47m x 2.22m)

Further double bedroom bright and airy having a window to the side elevation, built in wardrobes to one wall, ceiling light fitting, radiator and power points.

BEDROOM (4) 11'1 x 8'6 (3.39m x 2.64m)

A delightful single bedroom, once again overlooking the rear elevation and enjoying fine views of the garden, a range of built in wardrobes to one wall, radiator and power points.

FAMILY BATHROOM

A fully tiled bathroom with a white four piece suite bathroom comprising a low level WC, wall mounted wash hand basin, panel enclosed bath, and a large shower cubicle, ceiling spotlights, obscure double glazed window to the side elevation, shaver point and heated towel ladder.

OUTSIDE

The property is approached via a block paved driveway providing off road parking for a number of cars, the garden is mainly laid to lawn with attractive flower and shrub borders and mature specimen trees. The single garage is attached to the house and has an up and over door and power and light is connected.

There is a side gate giving access to the rear garden where, to the immediate rear of the property, there is a large patio seating area that can also be accessed from the dining area. The garden is very attractive and mainly laid to lawn with a small ornamental pond and a variety of flower and shrub boarders and an array of mature trees. There are two garden sheds and a greenhouse and there is a useful composting area at the far end. The boundaries are high timber panel fencing giving a lovely sense of privacy and security.

SERVICES

The property benefits from mains water and drainage and has gas central heating.







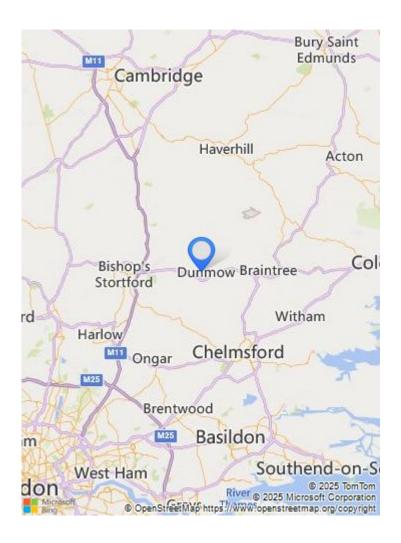


Energy Performance Certificate

3, The Dell, DUNMOW, CM	THW				
Date of assessment: 25 November 2018 Date of certificate: 25 November 2018 Use this document to:		Reference number: 2658-1919-6239-7668-4940 type of assessment: RdSAP, existing dwelling fotal floor area: 145 m ²			
Compare current ratings of p Find out how you can save of					
Estimated energy costs of dwelling for 3 years:				£ 3,918	
Over 3 years you could	£ 1,065				
Estimated energy co	sts of this h	ome			
	Current costs		Potential costs	Potential feture savings	
Lighting	£ 510 over 3 years		£ 255 over 3 years		
Heating	£ 2,982 over 3 years		£ 2,331 over 3 years	You could	
Hot Water	£ 426 over 3 years		£ 207 over 3 years	save £ 1,065	
Totals	£ 3,918		£ 2,853	over 3 years	
These figures show how much water and is not based on end like TVs, computers and cosks Energy Efficiency Ra	rgy used by inde ers, and electricit	ridual house	sholds. This excludes en	y for heating, lighting and hot lengy use for running appliances	
Very energy efficient - lower running coals	Garrent	Potential	The graph shows the home.	te current energy efficiency of your	
89-80)		-80	The higher the rating the lower your fuel bills are illusiy to be. The potential rating shows the effect of undertaking the recommendations on page 3.		
(89-80)	< (B)3			reliciency rating for a dwelling in band D érating 603.	
(19-40)	00	1 1	England and Wates is	care o gaing out.	

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 138
2 Cavity wall insulation	£500 - £1,500	£ 267
3 Ficor insulation (suspended floor)	6800 - 61,200	£177
See page 3 for a full list of recommendations for this propert	γ.	
To find out more about the recommended measures and othe www.gov.uk/energy-grants-calculator or call 0300 123 1234 (

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Ground Floor

First Floor

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