



PESTELL & Co

ESTABLISHED 1991



TENTERFIELDS, DUNMOW

GUIDE PRICE: £440,000

4 BEDROOM SEMI-DETACHED HOUSE | LIVING ROOM/DINER
KITCHEN/BREAKFAST ROOM | DOWNSTAIRS CLOAKROOM
SEPARATE UTILITY ROOM | GALLERIED LANDING | MASTER
BEDROOM WITH EN-SUITE | GARAGE | GOOD DECORATIVE ORDER
THROUGHOUT | PARKING FOR 4/5 VEHICLES | BEAUTIFULLY
LANDSCAPED REAR GARDEN

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A spacious and well presented 4 bedroom semi-detached property which is well located close to Dunmow's recreational ground, cricket and bowls club and just a short distance to the High Street. The property comprises of good sized accommodation both upstairs and downstairs and enjoys far reaching countryside views to the rear. There is parking for 4/5 vehicles and a beautifully landscaped rear garden.



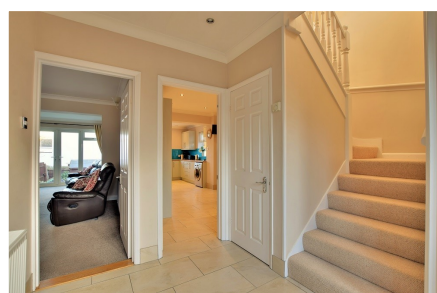
ENTRANCE HALL

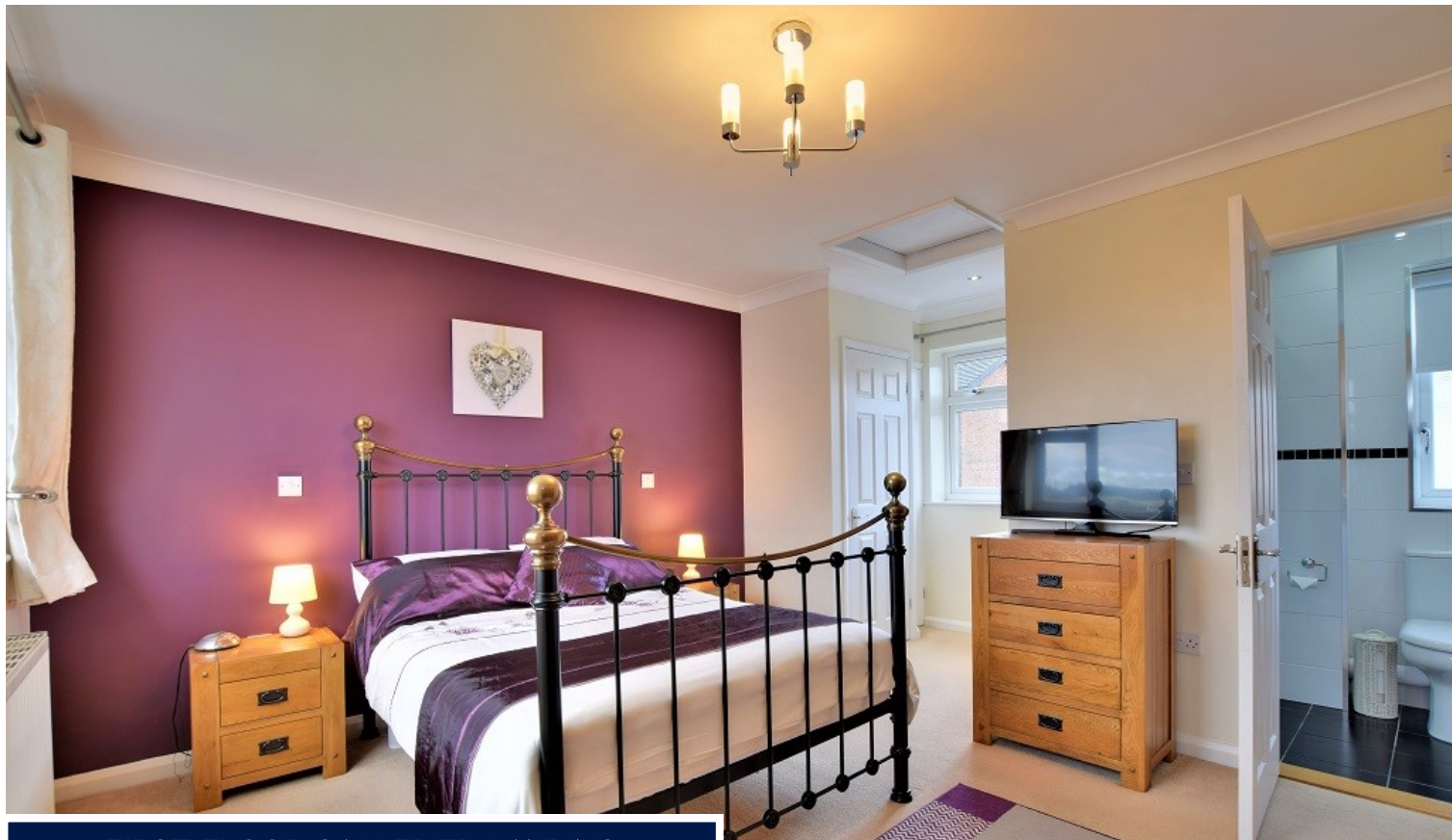
LIVING/DINING ROOM 30'8" MAX X 12'1" MAX
(9.35M X 3.68M) REDUCING TO 8'11" (2.43M) IN
DINING ROOM

KITCHEN/BREAKFAST ROOM
21'9" 9'11" (6.4M X 2.74M)

UTILITY ROOM 9'11" X 4'10" (2.74M X 1.21M)

CLOAKROOM





FIRST FLOOR GALLERIED LANDING

MASTER BEDROOM 14'3" X 11'6"
(4.26M X 3.35M)

EN-SUITE

BEDROOM 2 12'3" X 11'0" (3.73M X 3.35M)

BEDROOM 3 8'10" X 8'7" (2.69M X 2.62M)

BEDROOM 4 9'9" X 7'4" (2.97M X 2.24M)

FAMILY BATHROOM



Obscure glazed and panel uPVC front door and side lights opening into:

ENTRANCE HALL

Stairs rising to first floor landing, inset ceiling downlighters, tiled flooring, wall mounted radiator, under stairs storage cupboard and doors to rooms.

LIVING/DINING ROOM – 30'8" MAX X 12'1" MAX (9.35M X 3.68M) REDUCING TO 8'11" (2.43M) IN DINING AREA

With large picture window to front, French doors and side lights to rear garden, wall mounted lighting, fitted carpet, 3 wall mounted radiators, feature multi fuel wood burning fireplace, TV, telephone and power points.

KITCHEN/BREAKFAST ROOM – 21'9" X 9'11" (6.4M X 2.74M)

Comprising an array of eye and base level contemporary cupboards and drawers with complimentary oak effect rolled work surface and glass splashback, 5 ring stainless steel Neff gas hob with contemporary extractor fan over, integrated Neff double oven, 1 ½ bowl single drainer stainless steel sink unit with mixer tap and drinking water tap, recess and plumbing for washer/dryer, integrated dishwasher, large recess for free standing American style fridge freezer, windows to both front and side aspects, tiled flooring, inset ceiling downlighting, wall mounted radiator, an array of power points and door to:

UTILITY ROOM – 9'11" X 4'10" (2.74M X 1.21M)

With door and side light to rear garden, storage units with solid beech block work surface with integrated drainers, under sunk butler style sink with mixer tap, inset ceiling downlighters, tiled flooring, fitted radiator and integral door to garage and further door to:

CLOAKROOM

With close coupled WC, wall mounted wash hand basin with mixer tap and vanity unit under, obscure glazed window to front, wall mounted radiator, inset ceiling downlighting and tiled floor.

FIRST FLOOR GALLERIED LANDING

With window to front, ceiling lighting, access to loft with loft ladder, lighting and boarding, fitted carpet, power points and doors to rooms.

MASTER BEDROOM – 14'3" X 11'6" (4.26M X 3.35M)

With two windows to rear and far reaching countryside views beyond, window to front, access to loft, fitted carpets, ceiling lighting, wall mounted radiator, cupboard housing cylinder and slatted shelf, TV, telephone and power points and door to:

EN-SUITE

Comprising fully tiled and glazed shower cubicle with newly installed Aquastream Aqualisa shower, close coupled WC, pedestal wash hand basin with mixer tap, obscure window to front, inset ceiling downlighting, extractor fan, full tiled surround, electric shaving point, chromium heated towel rail and tiled flooring.

BEDROOM 2 – 12'3" X 11'0" (3.73M X 3.35M)

With large picture window to rear and far reaching countryside views beyond, ceiling lighting, wall mounted radiator, fitted carpet, TV and power points.

BEDROOM 3 – 8'10" X 8'7" (2.69M X 2.62M)

With large picture window to front, wall mounted radiator, ceiling lighting, fitted carpet, TV and power points.

BEDROOM 4 – 9'9" X 7'4" (2.97M X 2.24M)

With large picture window to rear and far reaching countryside views beyond, ceiling lighting, fitted carpet, wall mounted radiator, TV and power points.

FAMILY BATHROOM

Comprising of a 3 piece suite of panel enclosed bath with mixer tap and wall mounted Mira power shower above, fully tiled and shower screen over, vanity mounted wash hand basin with mixer tap, low level WC with integrated flush, wall mounted radiator, wall mounted electrically lit feature mirror, obscure window to front, inset ceiling downlighting, extractor fan and Karndean flooring.



FRONT OF PROPERTY

The front of the property is laid entirely to block paving with feature low maintenance flower bed. There is parking supplied for 4/5 vehicles with access to single garage with sensor light above and side access to rear garden

GARAGE

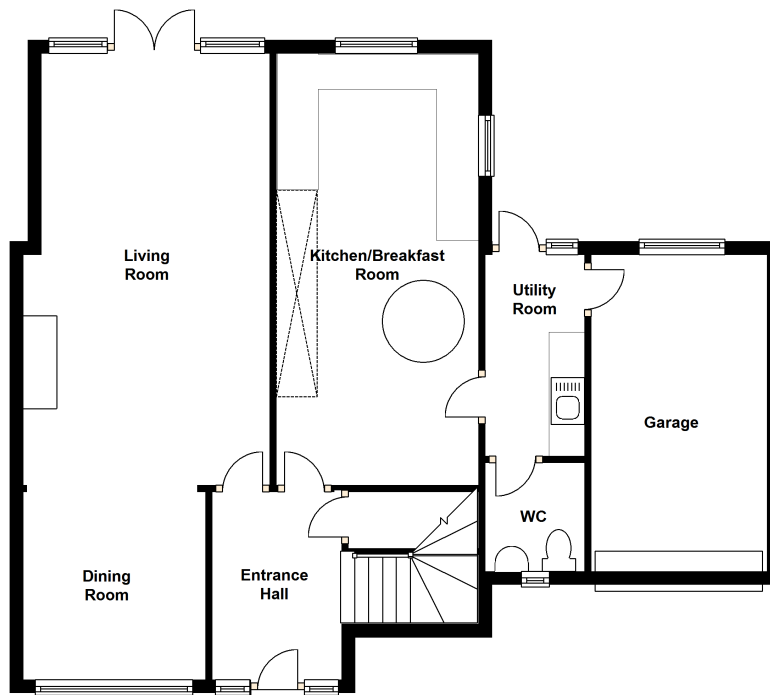
With up and over door, wall mounted boiler, power and lighting, window to rear, free standing water softener unit, recess for tumble dryer, integral door to utility room.

REAR GARDEN

A beautiful landscaped garden laid primarily to lawn with large patio area to rear, potting shed and flower beds. The side of the property also boasts a greenhouse, all enclosed by close boarded fencing. Outside power and water points can also be found.

Ground Floor

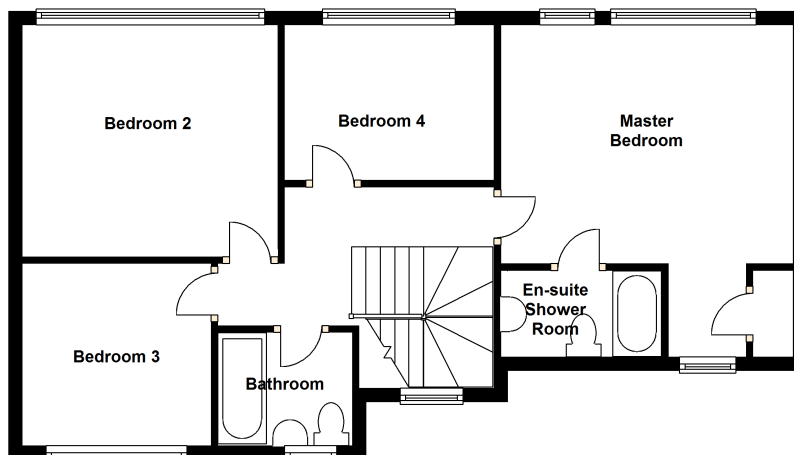
Approx. 78.5 sq. metres (844.5 sq. feet)



Total area: approx. 136.1 sq. metres (1464.7 sq. feet)

First Floor

Approx. 57.6 sq. metres (620.3 sq. feet)



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

Energy Performance Certificate



4, Tenterfields, DUNMOW, CM6 1HJ

Dwelling type: Semi-detached house
 Date of assessment: 08 August 2013
 Date of certificate: 12 August 2013

Reference number: 0419-2828-7382-9407-6751
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 146 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,685
Over 3 years you could save	£ 414

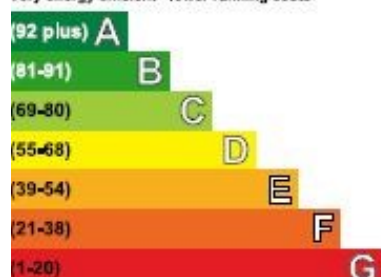
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 402 over 3 years	£ 222 over 3 years	
Heating	£ 1,884 over 3 years	£ 1,791 over 3 years	
Hot Water	£ 399 over 3 years	£ 258 over 3 years	
Totals	£ 2,685	£ 2,271	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances (e.g. TVs, computers and cookers, and electricity generated by microgeneration).

Energy Efficiency Rating

Very energy efficient • lower running costs



Not energy efficient • higher running costs

Current	Potential
73	84

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
Floor Insulation	£800 - £1,200	£ 129
Low energy lighting for all fixed outlets	£65	£ 156
Solar water heating	£4,000 - £6,000	£ 126

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

THE LOCATION

TENTERFIELDS is located within walking distance to Great Dunmow's cricket pitch, bowls club and recreational ground and the town centre which offers shopping, eateries and recreational facilities as well as being just a short walk to the local primary school. Further secondary schooling can also 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 3118

FULL ADDRESS

24 Tenterfields, Dunmow, Essex CM6 1HJ

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

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

COUNCIL TAX BAND

Band E

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



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.) will be included in the sale.

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?