PESTELL & Co.
ESTABLISHED 1901

Lion Cottage, Stortford Road, Little Canfield, Dunmow, Essex

GUIDE PRICE - £525,000

A wonderfully presented three/four bedroom detached period property, offering a wealth of character. Retaining much of its charm whilst being improved to a modern standard, the internal accommodation comprises: entrance hallway with utility space, ground floor cloakroom, living room, dining room, kitchen/breakfast room and conservatory. On the first floor there are the four bedrooms (one is currently a dressing room), an en-suite bathroom, and a family shower room. Externally, is a rear garden with private driveway for three vehicles to the side.

Part glazed front door (to the side) into:

Entrance Porch:
Tiled flooring, double glazed windows to either side, ceiling light point.
Door into:

Hallway/Utility Space - 27'2 x 9'3 (8.28m x 2.81m)
Tiled flooring, space for tumble dryer with work surface over. Double glazed door and two windows to rear garden, storage cupboard, radiator, two ceiling light points, inset down lighters. Stairs to first floor accommodation and door into:

Downstairs W.C.:
Fully tiled, low level w.c., wash hand basin, double glazed, opaque window to rear, radiator and inset down lighters.

Living Room - 23'9 x 12'9 (7.24m x 3.89m)
Two double glazed windows to front and one to side, feature central fireplace with log burner, two radiators and inset down lighters.

Dining Room - 12'9 x 11'2 (3.89m x3.41m)
Double glazed windows to front and side, feature central fireplace with log burner, radiator and inset down lighters.

Kitchen/Breakfast Room - 25'10 x 10'7 (7.88m x 3.24m)
Tiled flooring, a range of eye and base level units with complementary work surface and inset sink and drainer unit. 'Rangemaster style' oven with extraction over, space for two washing machines, fridge/freezer and dishwasher. Three double glazed windows to side, radiator, inset down lighters and double doors into:

Conservatory - 13' x 10'7 (3.96m x 3.24m)
Wood flooring, glazed to three sides and double doors to garden, radiator and ceiling light point.

Landing Area:
Carpeted, double glazed window to rear, storage cupboard, radiator and inset down lighters.

Dressing Room/Bedroom 4 - 12'11 x 10' (3.93m x 3.04m)
Double glazed windows to front and side, built in double wardrobes and units, radiators and ceiling light point.

Bedroom 1 - 18'10 x 10' (5.75m x 3.04m)
Double glazed window to side, built in double wardrobe, airing cupboard, radiator, inset down lighters. Door into:

En-Suite Bathroom:
Fully tiled, inset Jacuzzi bath with shower over, low level w.c., bidet and wash hand basin with cupboard under. Double glazed windows to side and rear, heated towel rail and inset down lighters.

Bedroom 2 - 14'8 x 11'10 (4.47m x 3.61m)
Carpeted, double glazed windows to front and side, two built in wardrobes, radiator and inset down lighters.

Bedroom 3 - 13'3 x 9'1 (4.05m x 3.78m)
Double glazed window to front, built in double wardrobe, radiator, loft hatch and ceiling light point.

Family Shower Room:
Fully tiled, double shower cubicle, low level w.c., and pedestal wash hand basin. Double glazed, opaque window to rear, heated towel rail and ceiling light point.

Outside:

To the rear of the property, step out onto a generous patio space and then to a laid to lawn area. Enclosed by panel fencing, outside lighting and tap.

Accessed via double opening gates at the front, the private driveway leads up the side of the property with space for three vehicles.

Energy Performance Certificate

HM Government

Lion Cottage, Stortford Road, Little Canfield, DUNMOW, CM6 1SR

Dwelling type:	Detached house	**Reference number:**	2278-2090-7276-2944-8974
Date of assessment:	23 June 2014	**Type of assessment:**	RdSAP, existing dwelling
Date of certificate:	29 June 2014	**Total floor area:**	190 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

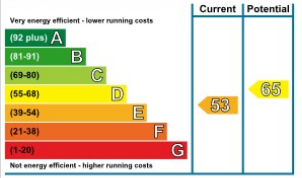
Estimated energy costs of dwelling for 3 years:	**£ 6,018**
Over 3 years you could save	**£ 501**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 249 over 3 years	You could save £ 501 over 3 years
Heating	£ 5,241 over 3 years	£ 5,001 over 3 years	
Hot Water	£ 417 over 3 years	£ 267 over 3 years	
Totals	£ 6,018	£ 5,517	

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 like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



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
1 Floor Insulation	£800 - £1,200	£ 273
2 Low energy lighting for all fixed outlets	£40	£ 93
3 Solar water heating	£4,000 - £6,000	£ 132

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.

FULL ADDRESS	Lion Cottage, Stortford Road, Little Canfield, Dunmow, Essex, CM6 1SR
SERVICES	Gas fired central heating, Mains electricity, water and drainage
LOCAL AUTHORITY	Uttlesford District Council, Council Offices, London Road, Saffron Walden, Essex, CB11 4ER
COUNCIL TAX BAND	Band F
VIEWINGS	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.

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.