



BRIGNALL PLACE, HIGH STREET, GREAT DUNMOW

OFFERS OVER- £225,000

- 2 DOUBLE BEDROOM FIRST FLOOR MAISONETTE
- SPACIOUS LIVING ROOM DINER
- KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- ONE ALLOCATED PARKING SPACE
- PRIVATE FRONT DOOR ACCESS
- SHORT WALKING DISTANCE TO LOCAL AMENITIES

We are pleased to offer this well presented first floor 2 double bedroom maisonette within the centre of Great Dunmow. The maisonette consists of 2 double bedrooms with an en-suite to the principal bedroom, three piece family bathroom, spacious living room diner and a kitchen with integrated appliances. The property also benefits from an allocated parking space, private front door access and is within very short walking distance to Great Dunmow's shops and eateries.





With ornate panel and obscure glazed front door with covered storm porch opening into:

Entrance Hall

With wall mounted radiator, wall mounted fuseboard, ceiling lighting, smoke alarm, fitted carpet and stairs rising to first floor accommodation.

Hallway

With window to side, access to large loft with fitted ladder, ceiling lighting, smoke alarm, wall mounted radiator, large airing cupboard with pressurised hot water cylinder, storage shelf and thermostat controls, an array of power points and doors to rooms.

Living Room Diner 18' 8" x 15' 2" (5.69m x 4.62m)

With two windows to front, ceiling lighting, feature electric fireplace with stone surround and hearth, fitted carpet, wall mounted radiators, TV, telephone and power points.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled worksurface and tiled splash back, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, cupboard housing Glow-worm combination boiler, four ring stainless steel gas hob with oven under and extractor fan above, integrated fridge freezer, integrated washing machine, window to rear, ceiling lighting, an array of power points and tiled effect linoleum flooring.

Master Bedroom - 11' 7" x 11' 7" (3.53m x 3.53m)

With window to front, ceiling lighting, wall mounted radiator, fitted carpet, TV, telephone and power points and door to:

En-Suite Shower Room

Comprising a fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap, close coupled WC, wall mounted chromium heated towel rail, half tiled surround, electric shaving point, ceiling lighting, extractor fan and fitted carpet.

Bedroom 2 - 9' 11" x 9' 9" (3.02m x 2.97m)

With window overlooking rear, ceiling lighting, wall mounted radiator, fitted carpet and power points.

Family Bathroom

Comprising of three piece suite of panel enclosed bath with mixer tap and shower attachment over, close coupled WC, pedestal wash hand basin with mixer tap, half tiled surround, chromium heated towel rail, electric shaving point, obscure window to rear, ceiling lighting, extractor fan and fitted carpet.

OUTSIDE

Externals

The property enjoys an allocated parking space, a large bin store, well maintained and mature planting and lawned area. The property is within easy walking distance of Great Dunmow Town Centre.



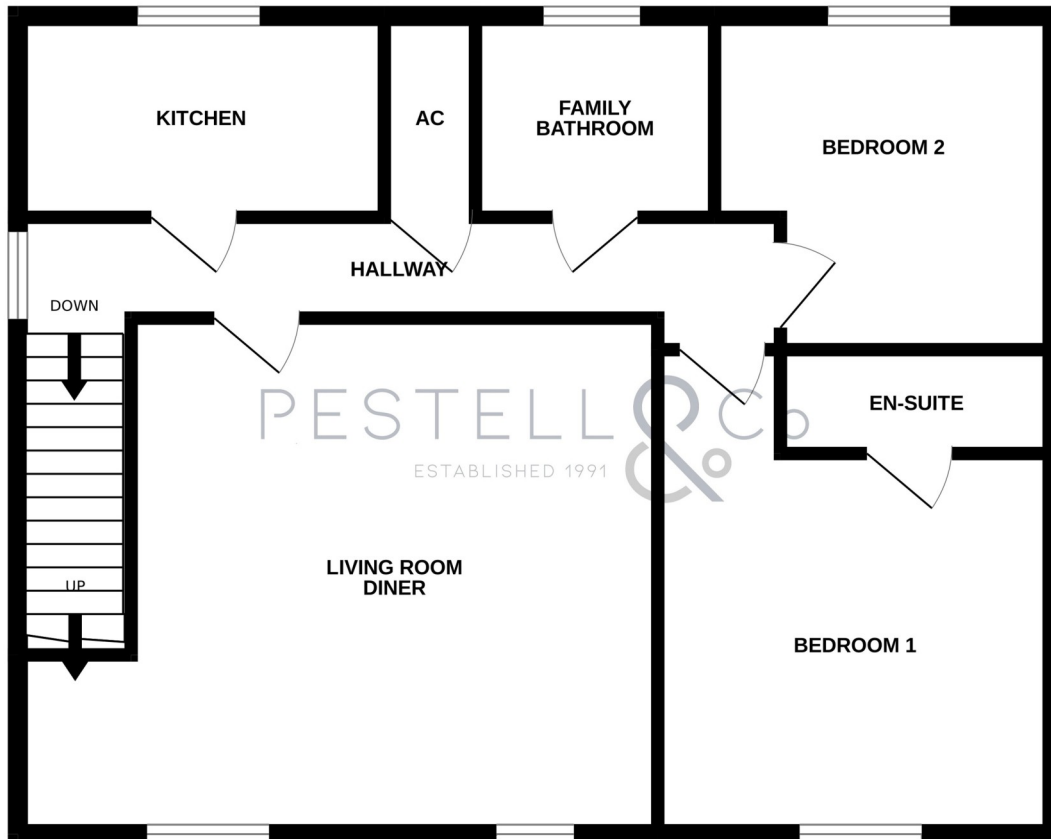
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Brignall Place is located within Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Brignall Place is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

2 Brignall Place, High Street, Great Dunmow,
Essex, CM6 1ET

COUNCIL TAX BAND

Band C

SERVICES

Gas fired central heating, mains electric, drainage
and water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 16/06/2026. 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.

PESTELL & Co

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?