13 ROWAN WAY

Dunmow, CM6 1UT

£425,000

- Link Detached Family Home
- Three Bedrooms
- Family Bathroom and En Suite Shower Room
- Ground Floor Cloakroom
- Lounge and Separate Dining Room
- Garage - converted into Home Office and Store
- Tucked Away Location in a Cul De Sac
- On the ever Popular 'Woodlands Park'

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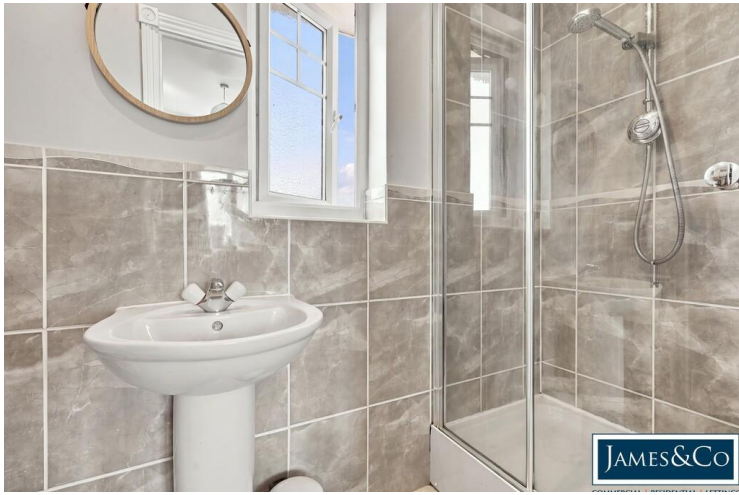

Property Description

THE PROPERTY

Link - Detached three bedroom family home within a cul-de-sac setting on the ever popular 'Woodlands Park'.

This ideal family home has great accommodation for a family benefiting from two reception rooms and an en-suite to the master.

The garage has been converted to a home office with a storage area to the front - which can be easily converted back if required.

Freehold

Council Tax Band D

EPC – TBC

All main services connected

THE LOCATION

This wonderfully designed family home is situated on the ever popular 'Woodlands Park' on a pretty tree lined road within easy reach of the town centre.

A good range of shopping and recreational facilities are provided in the large towns of Great Dunmow and Braintree.

There are a number of excellent schools in the area including two primary schools and secondary school in Great Dunmow, with independent schooling at Felsted. .

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

ENTRANCE HALL

CLOAKROOM

LIVING ROOM

16' 9" x 10' 4" (5.11m x 3.17m)

DINING ROOM

10' 0" x 9' 0" (3.05m x 2.76m)

KITCHEN

12' 9" x 8' 7" (3.91m x 2.62m)

FIRST FLOOR

LANDING

BEDROOM 1
13' 2" x 8' 7" (4.02m x 2.62m)

ENSUITE

BEDROOM 2
8' 11" x 7' 3" (2.73m x 2.22m)

BEDROOM 3
7' 5" x 7' 3" (2.28m x 2.22m)

BATHROOM

HOME OFFICE / STORE / GARAGE
Currently converted into a :

Home Office
2.60m x 2.21m

Store
2.80m x 2.60m

OUTSIDE
Front garden enclosed with railings. Gated access to the rear garden which has an attractive patio and lawned areas.

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COUNCIL TAX BAND

Tax band D

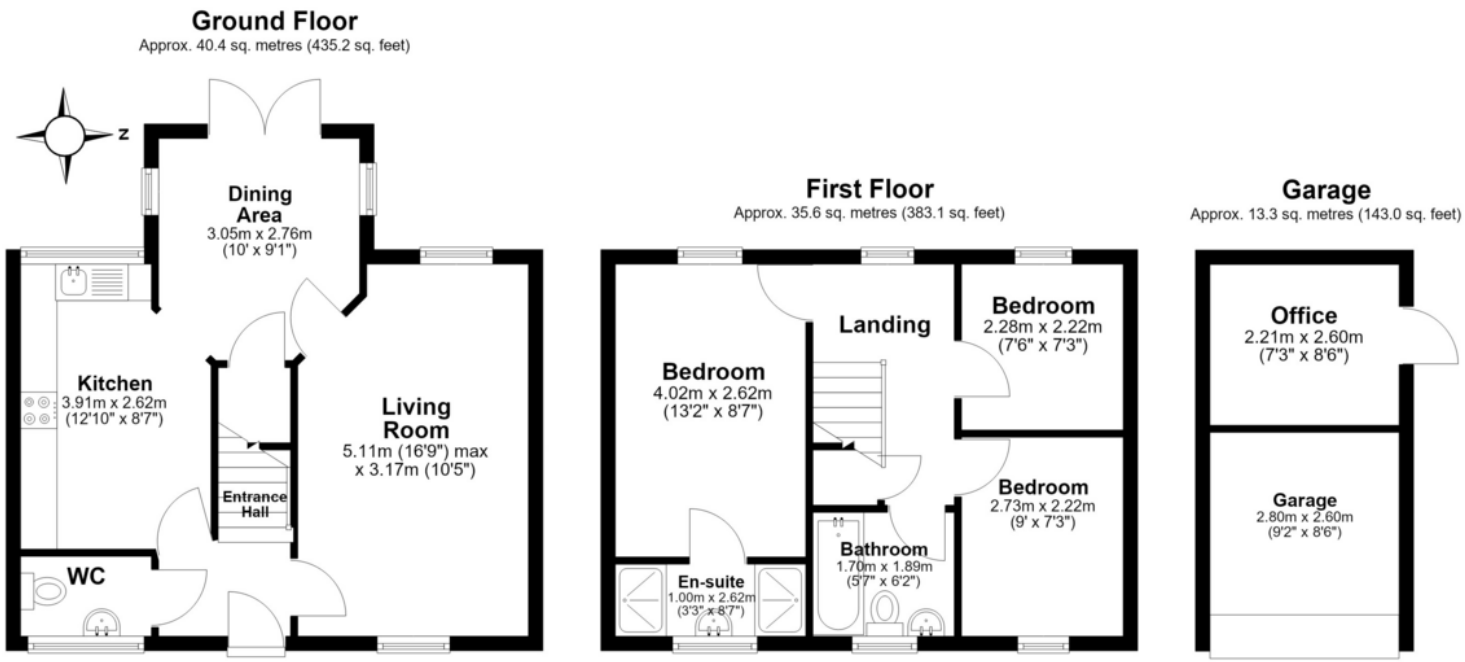
TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Total area: approx. 89.3 sq. metres (961.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Rowan Way

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