

39 Cawbeck Road, Little Canfield, Dunmow,
Essex, CM6 1FY

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Offers in Excess: £400,000
Freehold



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A three-bedroom semi-detached townhouse with off street parking for two cars and set within the popular Priors Green development in Little Canfield. Located within walking distance to excellent local schooling, shops and amenities this lovely property is well presented throughout and makes an ideal family home.

The ground floor accommodation consists of an entrance hallway, study/playroom and a fitted kitchen/diner with access to the private rear garden. On the first floor there is a modern living room, family bathroom and double bedroom, whilst on the top floor there are two double bedrooms each with built-in wardrobes and with their own en-suite. Outside is an easy to maintain private rear garden, a smaller front garden and a double carport.

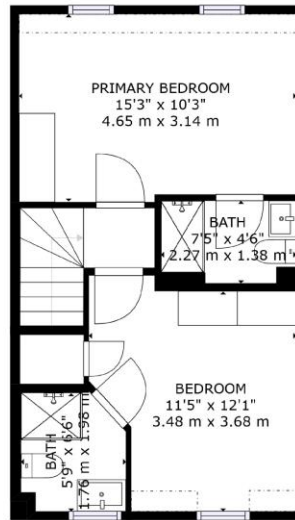
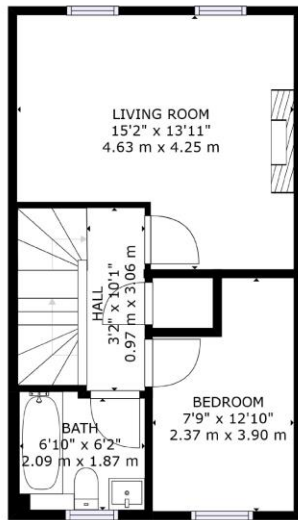
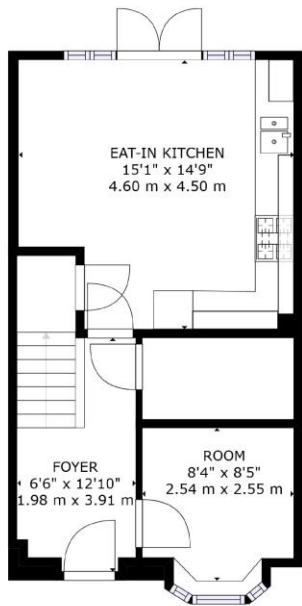
Council Tax Band E. EPC Rating C.



Three Bedroom Semi-Detached House
Bathroom & Two En-suites
Study
Double Carport
Council Tax Band E
EPC Rating C

ADDITIONAL INFORMATION

Little Canfield is located less than four miles from Great Dunmow and is surrounded by beautiful countryside. A rail service runs from Stansted Airport direct to London Liverpool Street and there is a quick and easy route to the M11. Great Dunmow provides a wealth of amenities including restaurants, pubs, a leisure centre, and tennis and cricket clubs along with several well-regarded schools.



GROSS INTERNAL AREA
 FLOOR 1: 426 sq. ft., 40 m²; FLOOR 2: 413 sq. ft., 38 m²
 FLOOR 3: 392 sq. ft., 36 m²; EXCLUDED AREAS:
 REDUCED HEADROOM BELOW 1.5M: 22 sq. ft., 2 m²
 TOTAL: 1232 sq. ft., 114 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



- Entrance Hall** 12'10" x 6'6" (3.9m x 1.98m)
- Kitchen** 15'1" x 14'9" (4.6m x 4.5m)
- Study** 8'5" x 8'4" (2.57m x 2.54m)
- First Floor Landing** 10'1" x 3'2" (3.07m x 0.97m)
- Living Room** 15'2" x 13'11" (4.62m x 4.24m)
- Bedroom** 12'10" x 7'9" (3.9m x 2.36m)
- Bathroom** 6'10" x 6'2" (2.08m x 1.88m)
- Top Floor**
- Bedroom** 15'3" x 10'3" (4.65m x 3.12m)
- En-suite** 7'5" x 4'6" (2.26m x 1.37m)
- Bedroom** 12'1" x 11'5" (3.68m x 3.48m)
- Bathroom** 6'6" x 5'9" (1.98m x 1.75m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercountry.

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FOR MORE DETAILS CONTACT

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