



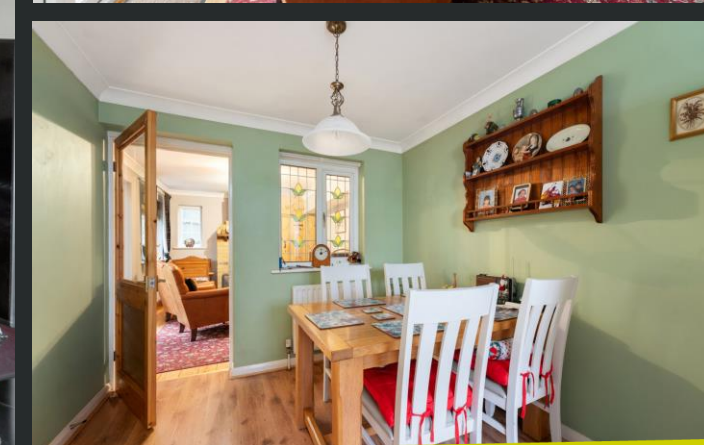
41 Harris Green, Dunmow, Essex, CM6 1FP

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Offers in excess of: £425,000
Freehold



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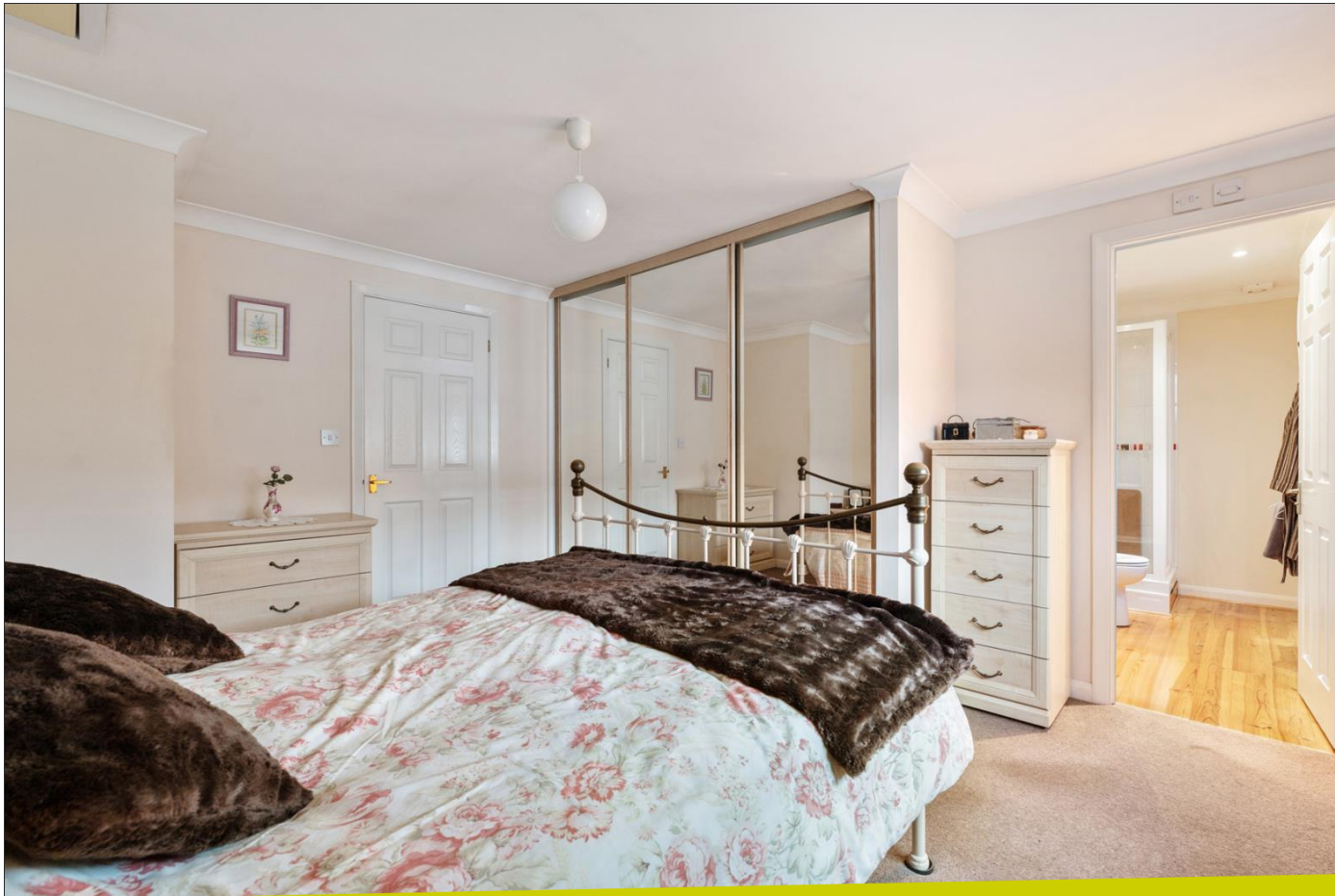


Situated within easy access to Great Dunmow town centre and A120 is this immaculately presented and spacious three-bedroom, semi-detached house.

Occupying a generous square footage, this home boasts space for the family. Stepping inside the property you are greeted with the entrance hall, large lounge/reception room to the left with a bay window and sliding patio doors opening onto the rear garden. To the right, you have the open kitchen/diner with built-in oven and hob and space for appliances. The extension at the rear presents an additional reception room, making an ideal area for a study or playroom. There is also a ground floor cloakroom. Upstairs there are three double bedrooms with an en-suite shower room to the principal bedroom, plus the family bathroom.

To the outside is a corner plot garden with fantastic potential to extend either single or double storey (STPP). There is also a large storage shed with potential for separate access or additional parking. To the front is a driveway offering parking for two vehicles and a single garage.

Council Tax Band E. EPC Rating C.



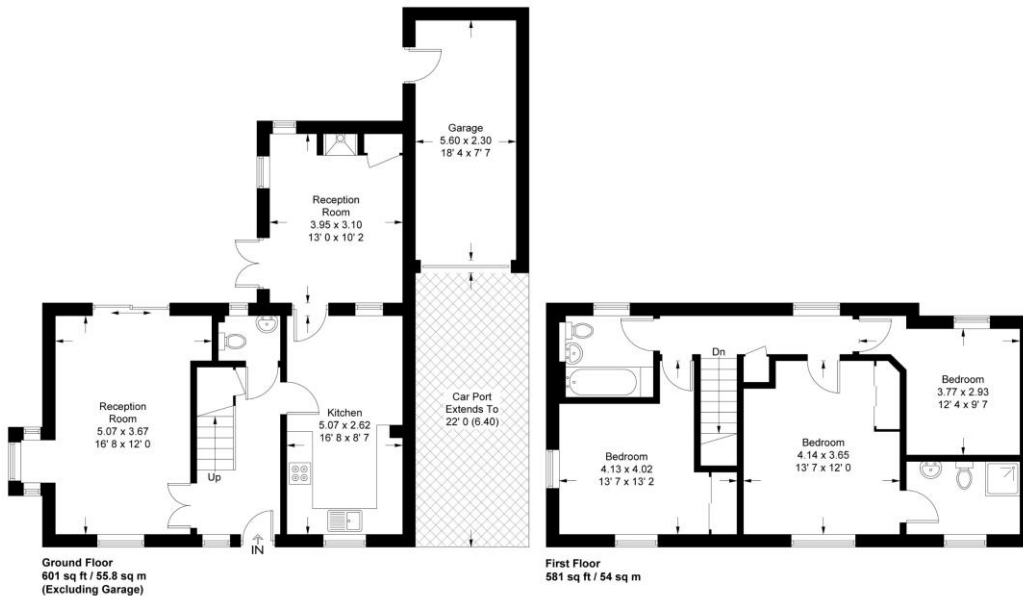
Three Double Bedrooms
En-suite to Principal Bedroom
Carport and Garage
Corner Plot Garden
Potential to Extend (STPP)
Close to Town Centre
Potential Rental Income £1600 PCM
Easy Access to A120 & Bus Routes

ADDITIONAL INFORMATION

Great Dunmow, originally a small Roman built town, is situated between Bishops Stortford and Braintree and is surrounded by beautiful countryside with walks and trails to explore. A rail service runs from Stansted Airport direct to London Liverpool Street and there is a quick and easy route to the M11. The town provides a wealth of amenities including restaurants, pubs, a leisure centre, and tennis and cricket clubs along with several well-regarded schools.

Harris Green

Approximate Gross Internal Area = 1182 sq ft / 109.8 sq m
Garage = 143 sq ft / 13.3 sq m
Total = 1325 sq ft / 123.1 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

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Reception Room 16'8" x 12' (5.08m x 3.66m)

Kitchen 16'8" x 8'7" (5.08m x 2.62m)

Reception Room 13' x 10'2" (3.96m x 3.1m)

First Floor

Bedroom 13'7" x 13'2" (4.14m x 4.01m)

Bedroom 13'7" x 12' (4.14m x 3.66m)

Bedroom 12'4" x 9'7" (3.76m x 2.92m)

Outside

Garage 18'4" x 7'7" (5.6m x 2.3m)

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 Intercounty.

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FOR MORE DETAILS CONTACT

Barclay House, 1 High Street, Dunmow, Essex, CM6 1UU

T: 01371 878322 | W: www.intercounty.co.uk

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