



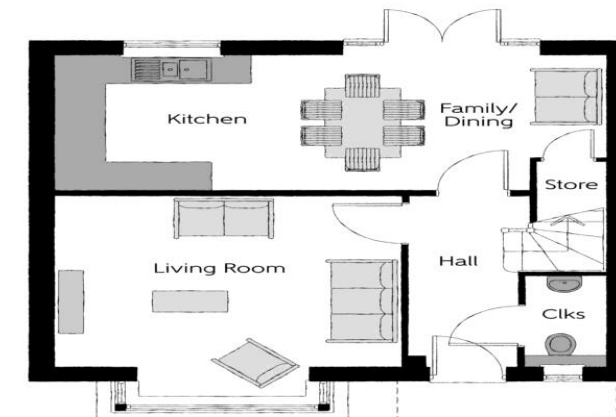
Plot 406, The Larkspur, Beaumont Park,  
CM6 4FU

[www.intercounty.co.uk](http://www.intercounty.co.uk)

Asking Price: £435,995  
Freehold



**Intercounty**  
Estate and Letting Agents



Beaumont Park is a development of 2, 3, and 4-bedroom homes in the desirable area of Great Dunmow, Essex. Close to acres of farmland, this development provides rural living with the convenience of urban development. Local amenities and transport links make this ideal for all types of homebuyers, while the local schools are ideal for young families.

The Larkspur is a 3-bedroom home featuring an open-plan kitchen, family and dining area, a living room, two double bedrooms, and two parking spaces.

Council Tax Band E. PEA Band B.



3 Bedroom Detached Property  
Open Plan Kitchen/Dining/Family Area  
Living Room  
Parking  
Estimated Service Charge £290  
Council Tax Band E & PEA Band B

#### ADDITIONAL INFORMATION

Great Dunmow, originally a small Roman built town, is situated between Bishop's 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.



**Kitchen** 9'5" x 8'2" (2.87m x 2.5m)

**Family/Dining Area**

13'8" x 9'5" (4.17m x 2.87m)

**Living Room** 13'8" x 11'11" (4.17m x 3.63m)

**Cloakroom** 6'3" x 3'2" (1.9m x 0.97m)

**Bedroom** 13' x 12'5" (3.96m x 3.78m)

**Ensuite** 6'11" x 3'11" (2.1m x 1.2m)

**Bedroom** 13' x 10'10" (3.96m x 3.3m)

**Bedroom** 11'3" x 7'3" (3.43m x 2.2m)

**Bathroom** 7'11" x 6'3" (2.41m x 1.9m)

**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.

**ANTI-MONEY LAUNDERING** We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

### FOR MORE DETAILS CONTACT

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

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