



36 Ranulf Road, Flich Green, Dunmow, Essex,
CM6 3FZ

Offers in excess of: £425,000
Freehold

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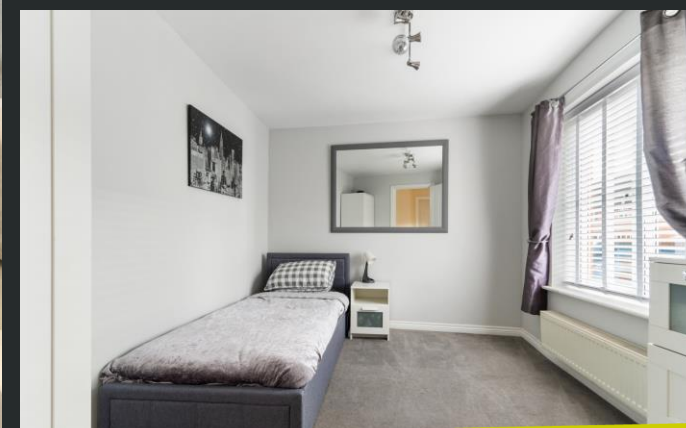


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Situated on the popular development of Fritch Green is this recently updated and spacious three bedroom semi-detached family home. An ideal family location and property, this home has plenty to offer. Comprising entrance hall, large dual aspect lounge with newly carpeted flooring and French style patio doors opening onto the rear garden, the dining room is off to the right with the fitted kitchen/breakfast room to the rear with access into the garden, and a ground floor W/C. On the first floor, the property boasts a large principal bedroom, with a dressing area and en-suite. The remaining two bedrooms are again both a double size, with a well-proportioned family bathroom. Externally there is space galore with some paving and patio area, but mostly laid to lawn. There is access into the side building, currently being used as a home office, benefiting from power and lighting along with a skylight window. There is access into the single garage that is positioned next to the carport, offering parking for multiple vehicles.

Council Tax Band E. EPC Band C.



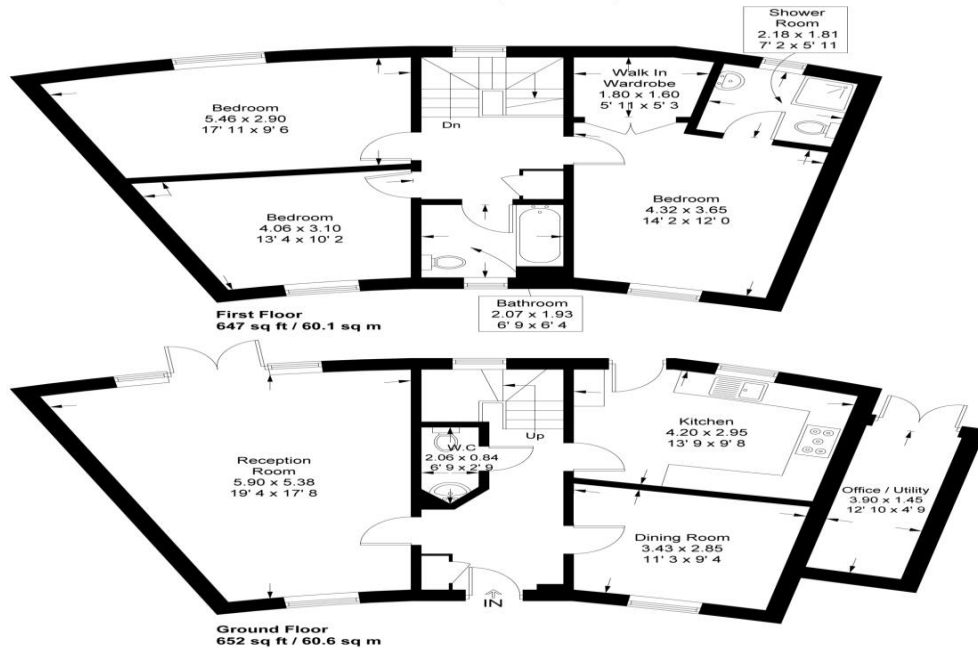
Three Double Bedrooms
Upgraded by Current Owners
Rear Garden
Garage & Carport
En-Suite to Bedroom One
Popular Village Location
Potential Rental Income £1650 PCM
Council Tax Band E & EPC Band C

ADDITIONAL INFORMATION

An idyllic semi rural location for growing families offering an Ofsted rated 'Good' primary school on the development along with other amenities and parks/open spaces for the family. From here you have great A120 access along with links to M11 and Stanstead Airport and mainline railway station.

Ranulf Road

Approximate Gross Internal Area = 1299 sq ft / 120.7 sq m
Office / Utility = 629 sq ft / 58.5 sq m
Total = 1928 sq ft / 179.2 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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- Lounge 19'4" x 7'8" (5.9m x 2.34m)
- Dining Room 11'3" x 9'4" (3.43m x 2.84m)
- Kitchen 13'9" x 9'8" (4.2m x 2.95m)
- Office/Utility 12'10" x 4'9" (3.9m x 1.45m)
- Bedroom One 14'2" x 12' (4.32m x 3.66m)
- En-suite 7'2" x 5'11" (2.18m x 1.8m)
- Walk-in-Wardrobe 5'11" x 5'3" (1.8m x 1.6m)
- Bedroom Two 17'11" x 9'6" (5.46m x 2.9m)
- Bedroom Three 13'4" x 10'2" (4.06m x 3.1m)
- Family Bathroom 6'9" x 6'4" (2.06m x 1.93m)

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

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