



# 30 SNOWBERRY ROAD

Dunmow, CM6 1YB

£585,000

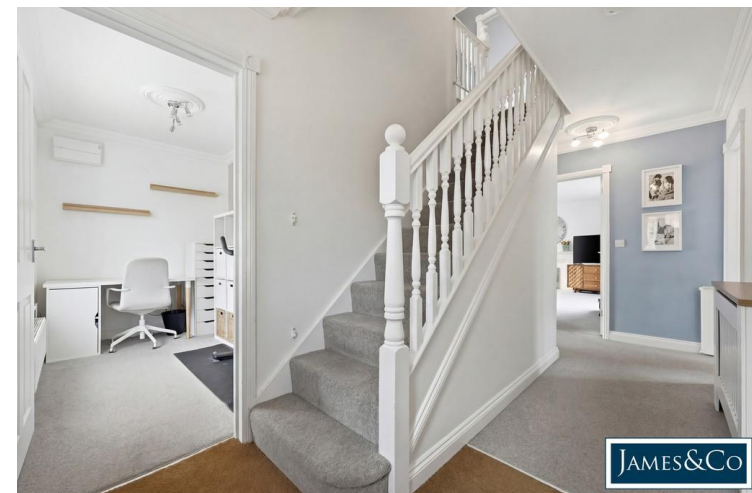


COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Detached Four Bedroom Family Home
- Popular Design
- Two En-Suites and Family Bathroom
- Playroom and Study
- Living Room with 'French Doors'
- Kitchen / Diner / Breakfast Room
- Double Garage (part converted to store room - easily put back if required)
- Attractive Garden





## Property Description

### THE PROPERTY

Fantastic family home offering four bedrooms and three bathrooms. This house design works especially well for a family and is well situated on the ever popular and award winning 'Woodlands Park'. Externally the property benefits from an attractive garden and DOUBLE GARAGE. (part converted to store room - easily put back if required)

Freehold

Council Tax Band E

EPC - C

All main services connected

### THE LOCATION

This wonderfully designed family home is situated on the ever popular 'Woodlands Park' and 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

### STUDY

9' 10" x 6' 1" (3m x 1.87m)

### PLAY ROOM

9' 10" x 8' 10" (3m x 2.70m)

### LIVING ROOM

16' 6" x 13' 1" (5.05m x 4m)

### KITCHEN/DINER

15' 5" x 13' 1" (4.70m x 4m)

## FIRST FLOOR

### LANDING

### BEDROOM 1

16' 6" x 13' 1" (5.05m x 4m)

### ENSUITE

### BEDROOM 2

11' 11" x 9' 6" (3.65m x 2.90m)

### ENSUITE

### BEDROOM 3

13' 6" x 10' 4" (4.14m x 3.17m)

### BEDROOM 4

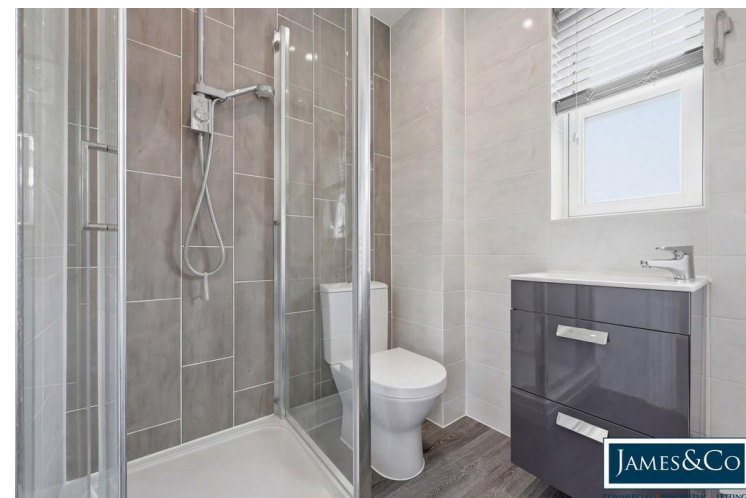
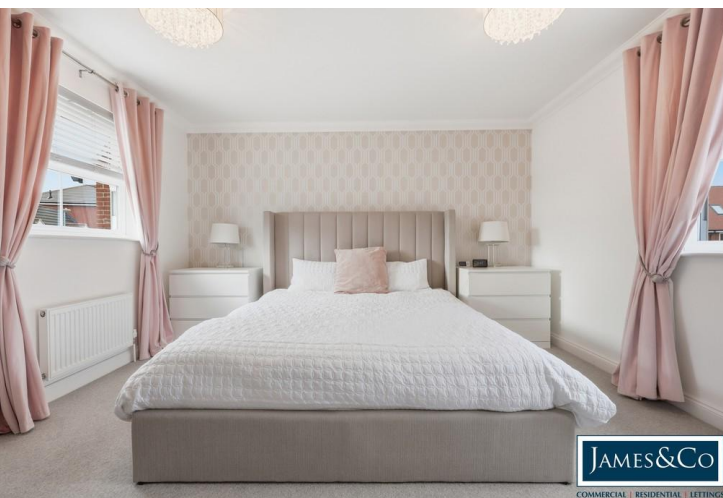
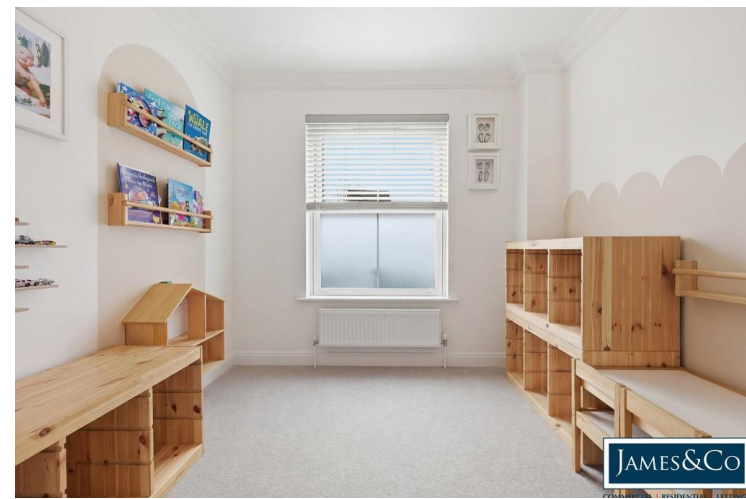
10' 3" x 9' 8" (3.13m x 2.95m)

### FAMILY BATHROOM

### GARDEN & DOUBLE GARAGE

Driveway parking leads to the double garage which is part converted to a store area and part garage (easily converted back if required). The remainder of the front and rear is attractively landscaped.







## COUNCIL TAX BAND

Tax band E

## TENURE

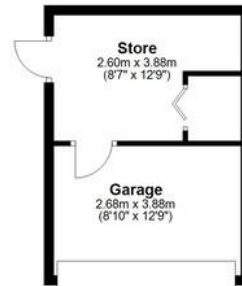
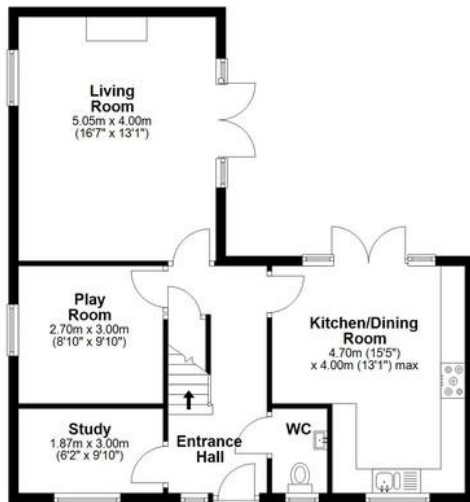
Freehold

## LOCAL AUTHORITY

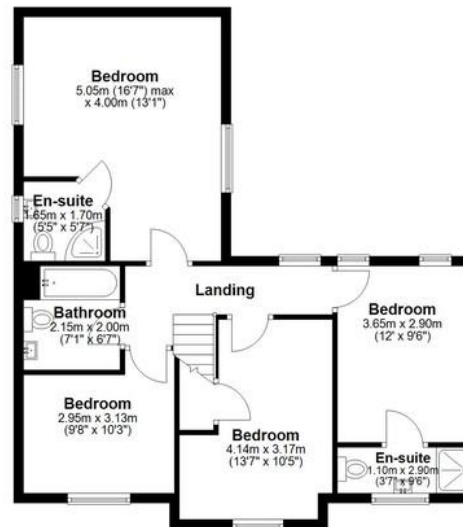
Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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

**Ground Floor**  
Approx. 84.9 sq. metres (913.9 sq. feet)



**First Floor**  
Approx. 67.2 sq. metres (723.8 sq. feet)



Total area: approx. 152.1 sq. metres (1637.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Floor Plan Drawn According To RICS Guidelines

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Plan produced using PlanUp

**Snowberry Road**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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