



GODFREY WAY, GREAT DUNMOW

GUIDE PRICE – £220,000

- A RARELY AVAILABLE 2 BEDROOM GROUND FLOOR MAISONETTE
- IDEALLY WITHIN A BLOCK OF JUST 4 PROPERTIES
- LIVING ROOM DINER
- KITCHEN
- 2 BEDROOMS
- THREE PIECE FAMILY BATHROOM
- COMMUNAL GARDEN TO REAR
- OFF-STREET PARKING FOR 2 VEHICLES
- WALKING DISTANCE TO GREAT DUNMOWS TOWN CENTRE

We are pleased to offer this rarely available two bedroom ground floor maisonette in Great Dunmow, which is ideally within a block of just 4 properties and is a short walk to local amenities and schooling. This property offers an entrance hall, living room diner, kitchen, 2 bedrooms, three piece family bathroom, off-street parking for 2 vehicles and a communal garden to rear with hard standing and timber shed.

Viewing is highly advised.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With ceiling lighting, wood effect laminate flooring, telephone point, door through to:

Inner Hallway

With ceiling lighting, smoke alarm, wood effect laminate flooring, doors to rooms.

Living Room Diner 13'5" x 10'8"

With sliding sash window to front, ceiling lighting, wall mounted electric modern radiator, TV and power points, wood effect laminate flooring, opening through to:

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, 4-ring electric hob with tiled splashback and stainless steel extractor fan above, oven under, recess power and plumbing for washing machine, recess and power for tall fridge freezer, sliding sash window to garden beyond, ceiling lighting, power points, wood effect laminate flooring.

Bedroom 1 – 10'5" x 9'10"

With sliding sash window to front, ceiling lighting, wall mounted modern electric radiator, TV and power points, wood effect laminate flooring.

Bedroom 2 – 9'5" x 7'2"

With sliding sash window to rear gardens, ceiling lighting, wall mounted electric modern radiator, wall mounted fuseboard, power points, wood effect laminate flooring.

Family Bathroom

Comprising a three piece suite of P-shaped bath with mixer tap and shower attachment over, full-tiled surround with glazed shower screen, pedestal wash hand basin with mixer tap, electric heated towel rail, airing cupboard housing hot water cylinder, linoleum flooring.

OUTSIDE

Externals

The front of the property is approached via a tarmacadam shared driveway with allocated off-road parking spaces for 2 vehicles. To the rear of the property, there is a shared communal garden for just 4 properties, laid primarily to lawn. The property does enjoy a hard standing and timber shed that will remain, all retained via close boarded fencing and brick walling.



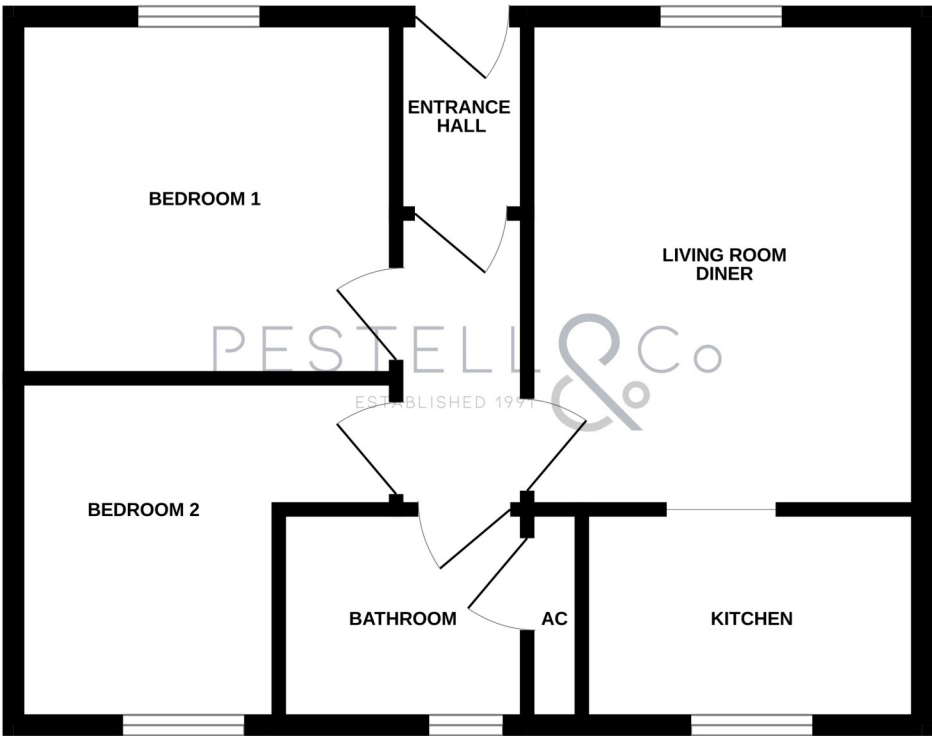
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 474 sq.ft. (44.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Godfrey Way is located within Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Hasler's Place is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

128 Godfrey Way, Great Dunmow, Essex, CM6 2SQ

COUNCIL TAX BAND

Band B

SERVICES

Mains electricity and water

- LEASE REMAINING - 89 years
- SERVICE CHARGE & GROUND RENT = £110pcm combined

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, Essex CB11 4ER

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 27/07/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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