

Total area: approx. 98.7 sq. metres (1061.9 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.
Plan produced using PlanUp.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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CHURCH STREET, DUNMOW, ESSEX, CM6 2AE

OFFERS OVER £450,000



CHURCH STREET DUNMOW ESSEX

Nestled in the heart of Great Dunmow, 34 Church Street is a delightful Grade II Listed Georgian terraced house that beautifully combines period charm with modern living. Spanning an impressive 1,062 square feet, this property offers a warm and inviting atmosphere, perfect for families or those seeking a peaceful retreat.

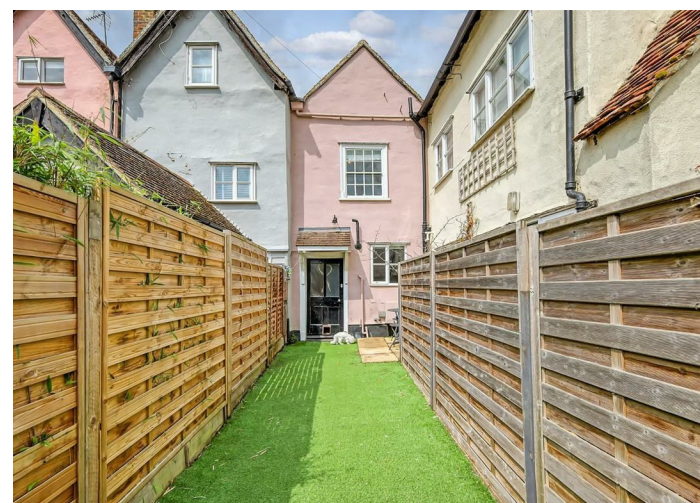
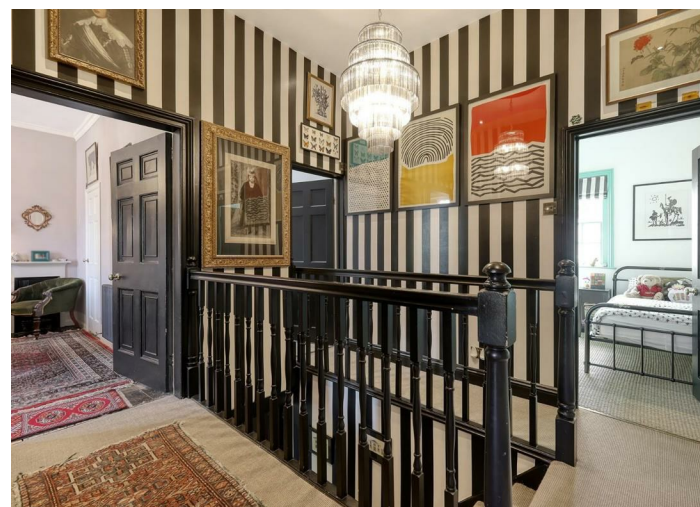
As you enter, you are greeted by two spacious reception rooms, each exuding character and elegance. The living room features a stunning inglenook fireplace, creating a cosy focal point for gatherings and relaxation. The layout is thoughtfully designed, providing ample space for both entertaining and everyday living.

The home boasts three well-proportioned bedrooms, ensuring comfort for all occupants. With two bathrooms, morning routines are made easy, accommodating the needs of a busy household.

Situated on a quiet road, this property benefits from the tranquillity of suburban life while being just a stone's throw away from the vibrant amenities of Great Dunmow. The town is known for its rich history, charming streets, and a variety of shops, cafes, and restaurants, making it an ideal location for those who appreciate community spirit and convenience.

This Georgian gem is not just a house; it is a home filled with character, ready to welcome its new owners. Whether you are looking to settle down or invest in a property with historical significance, 34 Church Street is a remarkable opportunity that should not be missed.





- Three Double Bedrooms
- Grade II Listed Georgian Home
- Low Maintenance Rear Garden
- Living Room With Wood Burning Stove
- Formal Dining Room
- Kitchen
- En-Suite & Family Bathroom
- A Wealth Of Character & Charm
- Walking Distance To Local Amenities
- Viewing Advised

Main House

Accessed via the main door, you are greeted by a beautiful living room with an impressive Inglenook fireplace & wood burning stove. An inner hallway leads to the formal dining room and kitchen. The formal dining room is positioned to the front of the property with a sash window to front aspect, cast iron fireplace & solid wood flooring. The well-appointed kitchen is situated to the rear of the property with a single door leading to the rear garden. To the first floor is a central galleried landing with fantastic high ceilings and doors to the three double bedrooms and a family bathroom. The grand principal bedroom is typical of the Georgian era with the high ceilings, sash window and wood panelled walls. Serving the principal bedroom is a recently refitted en-suite that has been sympathetically refurbished. Bedroom two benefits from a sash window, high ceilings and a range of fitted wardrobes. Bedroom three is a further double bedroom retaining the period features of the rest of this stunning home. A recently refitted bathroom is well placed on the first floor with a claw foot bath and Victorian style sanitaryware.





Garden

To the rear of the property is a patio area leading to artificial lawn. The garden is fully enclosed by timber fencing with a timber shed and rear access via a timber gate.

Town Summary

This market town of Great Dunmow is a bustling town full of independent shops, restaurants and public houses/bars. The town centre is full of historic buildings with some stunning seating areas which include the renowned "Doctors Pond" at Talberds Ley. Some of Great Dunmow's facilities include:- leisure centre, various additional gyms, supermarkets, fantastic primary & secondary schools, parks and much more. The town offers fantastic transport links to Stansted Airport, Chelmsford City and Bishop's Stortford. The town is well known for its four-yearly ritual of the "Flich Trials", famously mentioned in Chaucer's The Canterbury Tales. Couples must convince a jury of six local bachelors and six local maidens that they have never wished themselves un-wed for a year and a day. If successful the couple are paraded along the High Street and receive a flich of bacon.

