



BUCKTHORN ROAD, WOODLANDS PARK

GUIDE PRICE – £400,000

- 3 BEDROOM 3 STOREY FAMILY HOME
- KITCHEN BREAKFAST ROOM WITH FRENCH DOORS TO REAR GARDEN
- FAMILY DINING ROOM
- LIVING ROOM WITH JULIET BALCONY
- BEDROOM 1 WITH BUILT-IN WARDROBE
- EN-SUITE TO BEDROOMS 1 & 2
- APPROXIMATELY 30' LOW-MAINTENANCE REAR GARDEN
- OFF-STREET PARKING FOR 2 VEHICLES
- WALKING DISTANCE TO PRIMARY SCHOOL AND SUPERMARKET

We are pleased to offer this 3 bedroom 3 storey house, located on the popular Woodlands Park and within walking distance to the local primary schools and Tesco. The ground floor comprises of a family dining room with understairs storage cupboard, and a large kitchen breakfast room with French doors out to the rear garden. The first floor enjoys a living room with a Juliet balcony, a bedroom and a 3 piece family bathroom suite. The second floor consists of 2 bedrooms with en-suites to both, and built-in wardrobes to the principal bedroom. The property is beautifully approached via a manicured communal courtyard, with block-paved vehicular access and a parking court with off-street parking for 2 vehicles. The rear garden is approximately 30ft in length, and is laid to low maintenance of patio and artificial lawn.





With panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, Telephone and power points, wood effect laminate flooring, wall mounted contemporary radiator, inset ceiling downlighting, smoke alarm, door to;

Family Dining Room 14'4" x 11'5"

With sliding sash window overlooking the front communal courtyard, inset ceiling downlighting, understairs storage cupboard, Tv and power points, wall mounted fuseboard, wall mounted contemporary radiator, wood effect laminate flooring, door through to;

Kitchen Breakfast Room 14'5" x 11'8"

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface and breakfast bar, 1 1/2 bowl single drainer composite sink unit with mixer tap, additional cold water drinking tap, 5-ring stainless steel gas hob with glass splashback, contemporary hot point extractor fan above, integrated double Neff oven, recess power and plumbing for both washing machine and tumble dryer, recess and power for large twin door fridge-freezer, inset ceiling downlighting, display lighting, cupboard housing boiler, sliding sash window and further French doors leading out to rear garden, array of power points, wood effect laminate flooring.

First Floor Landing

With stairs rising to 2nd floor, sliding sash window to front, ceiling lighting, smoke alarm, wall mounted radiator, fitted carpet, power points, doors to rooms.

Living Room 14'5" x 11'8"

With Juliet balcony and side lights, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 3 - 8'0" x 7'2"

With sliding sash window overlooking front communal courtyard, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, tiled surround, close coupled WC, wall mounted wash hand basin with mixer tap, storage beneath and vanity mirror above, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, wood effect luxury vinyl flooring.

Second Floor Landing

With ceiling lighting, smoke alarm, access to loft, power point, airing cupboard housing hot water cylinder, doors to rooms.

Bedroom 1 – 12'7" x 10'11"

With two sliding sash windows overlooking front communal courtyard, built-in wardrobe with mirrored sliding doors, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap, storage beneath and vanity mirror above, close coupled WC, wall mounted chromium heated towel rail, half-tiled surround, inset ceiling downlighting, extractor fan, wood effect luxury vinyl flooring.

Bedroom 2 – 11'2" x 11'1"

With sliding sash window to rear, ceiling lighting, wall mounted radiator, power points, fitted carpet, door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap, storage beneath and vanity mirror above, close coupled WC, wall mounted chromium heated towel rail, half-tiled surround, inset ceiling downlighting, obscure window to rear, extractor fan, wood effect luxury vinyl flooring.

OUTSIDE

The Front

The front of the property is beautifully approached via a manicured communal courtyard, with block-paved vehicular access and block-paved pathway leading to front door, with mature flower beds, access to parking court supplying off-street parking for 2 vehicles, with personnel gate leading through to;

Rear Garden

Approximately 30ft in length, laid to low maintenance of patio and artificial lawn, all retained by close boarded fencing with raised flower bed and storage shed, outside lighting and water point can also be found.



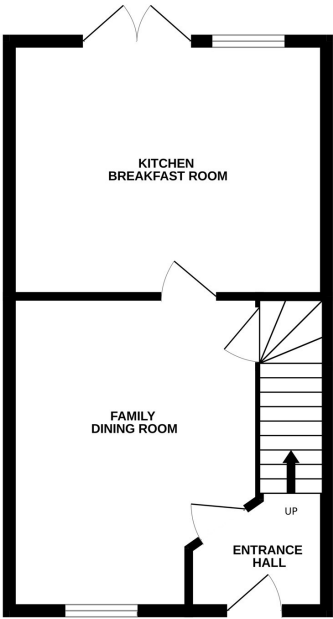
DETAILS

EPC

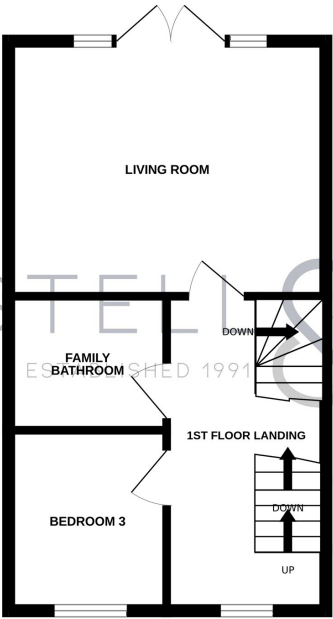
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

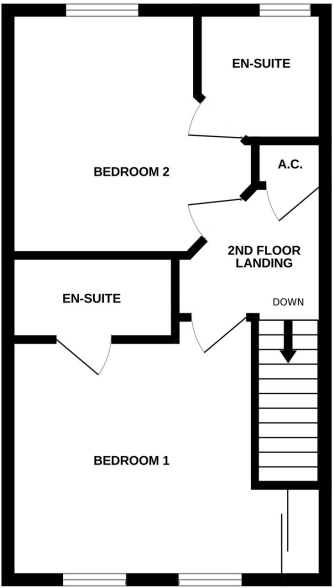
GROUND FLOOR
374 sq.ft. (34.8 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



2ND FLOOR
374 sq.ft. (34.8 sq.m.) approx.

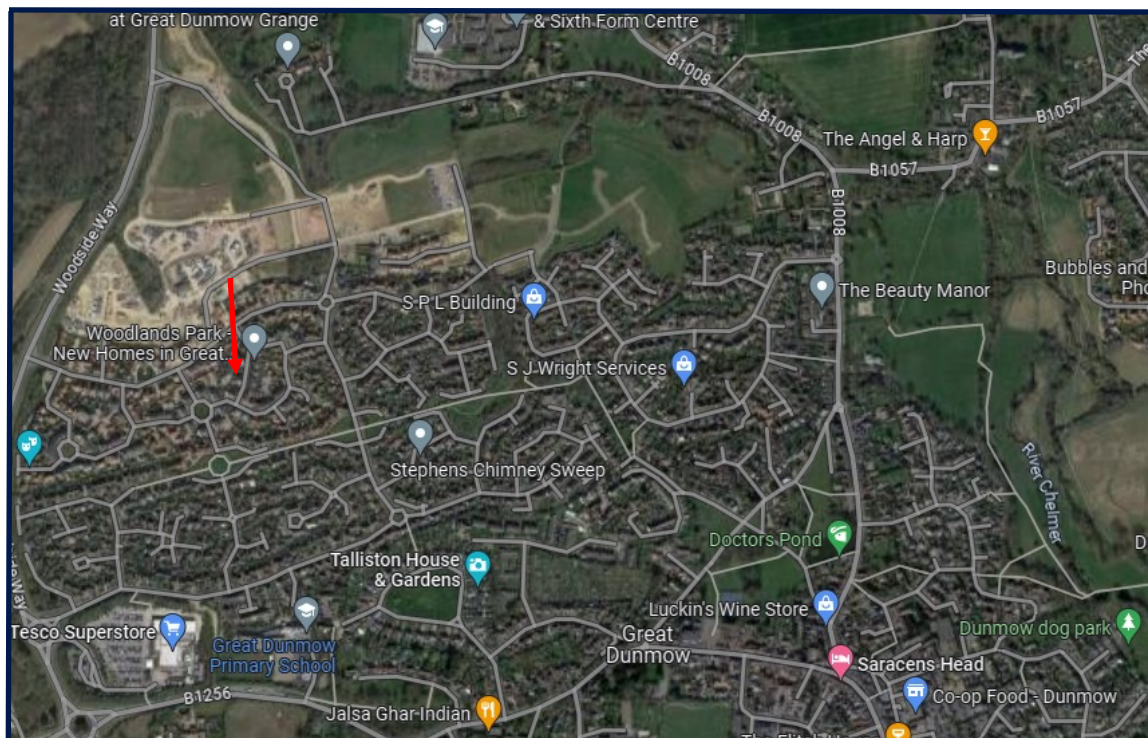


TOTAL FLOOR AREA : 1123 sq.ft. (104.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Buckthorn Road is well located within Woodlands Park, Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Woodlands Park Drive 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

8 Buckthorn Road, Woodlands park, Great Dunmow, Essex, CM6 1HZ

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 26/02/2025. 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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Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?