



GILDERS ROAD, LITTLE CANFIELD

GUIDE PRICE – £675,000

- 5 BEDROOM 3 STOREY DETACHED FAMILY HOME
- LIVING ROOM WITH FEATURE BAY WINDOW & FRENCH DOORS TO REAR
- FABULOUSLY PRESENTED OPEN PLAN KITCHEN, BREAKFAST & DINING
- DOWNSTAIRS CLOAKROOM
- BUILT-IN STORAGE TO 2 BEDROOMS
- EN-SUITE & JULIET BALCONY TO BEDROOM 2
- OFF-STREET PARKING FOR 2 VEHICLES
- ACCESS TO GARAGE
- SOUTH-FACING REAR GARDEN SPLIT INTO LAWN & ENTERTAINING PATIO
- SEPARATE HOME OFFICE TO REAR

We are delighted to offer this 5 bedroom detached home, which is split over three floors. The property consists of a living room with feature bay window to front & French doors to rear, an open plan kitchen breakfast & dining room with integrated appliances, windows and door to rear entertaining terrace and garden, and a downstairs cloakroom. The top 2 floors of the property enjoys 5 bedrooms with built-in storage to 2 bedrooms, a Juliet balcony overlooking the rear aspect, an en-suite and two family bathrooms. Externally, there is a pathway leading to the front door that dissects 2 areas of lawn retained by mature hedging, and there is a tarmacadam driveway leading to garage and parking. The garage enjoys eaves storage, power and lighting, and there is off-street parking for 2 vehicles. To the rear, there is a south-facing rear garden split into 2 areas of lawn and entertaining patio, with twin doors that lead to a separate home office.





With composite panel and obscure glazed front door opening into;

Entrance Hall

With stairs rising to first floor landing with fitted carpet and decorative panelling, understairs storage cupboards, tiled flooring, wall mounted contemporary radiator, inset ceiling downlighting, wall mounted thermostat, power points, doors to rooms.

Cloakroom

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap and tiled splashback, inset ceiling downlighting, extractor fan, wall mounted radiator, tiled flooring.

Living Room 19'7" x 11'5"

With feature bay window to front, further French doors and sidelights leading out to rear entertaining patio and south-facing garden beyond, wall mounted radiator, TV and power points, fitted carpet, further door leading into;

Open Plan Kitchen Breakfast Dining Room 27'4" x 19'2"

A fabulous open plan entertaining area with kitchen comprising an array of eye and base level cupboards and drawers with complimentary stone effect Trespa worksurface, 1 1/2 bowl stainless steel under sunk sink unit with mixer tap above and further tiled splashback, integrated Neff ovens, integrated Neff induction hob with integrated extractor fan, display lighting above, recess and power for fridge-freezer, integrated dishwasher, free-standing washing machine with door over, cupboard housing boiler, windows and doors to rear entertaining terrace and garden beyond, further bay window and window to front and side aspects, contemporary wall mounted radiators, inset ceiling downlighting, counter display lighting, array of TV and power points, tiled flooring.

First Floor Landing

With window to front, decorative panelling, ceiling lighting, wall mounted radiator, power points, glazed balustrade, stairs rising to second floor, doors to rooms.

Bedroom 1 – 19'7" x 11'5"

With windows to both front and rear aspects, ceiling lighting, wall mounted radiators, TV and power points, fitted carpet.

Bedroom 2 – 13'9" x 12'2"

Originally Bedroom 1, currently being used as a large walk-in dressing room with windows and Juliet balcony to rear, wall mounted radiator, array of hanging rail, shelving and drawer storage, 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 and storage beneath, close coupled WC, half-tiled surround, inset ceiling downlighting, extractor fan, obscure window to rear, electric shaving point, wood effect luxury vinyl flooring.

Bedroom 5 – 10'4" x 8'11"

With window to front, ceiling lighting, wall mounted radiator, fitted carpet, power points. Agents Note - Currently being used as a home office.

Family Bathroom

Comprising a three piece suite of a free-standing slipper bath with mixer tap and shower attachment over, close coupled WC, pedestal wash hand basin with twin taps, decorative panelling surround, rolled radiator with heated towel rail, inset ceiling downlighting, extractor fan, obscure window to side, tiled flooring.

Second Floor Landing

With ceiling lighting, smoke alarm, decorative wall panelling, wall mounted radiator, fitted carpet, airing cupboard housing pressurised hot water cylinder, doors to rooms.

Bedroom 3 – 19'7" x 11'5"

With windows to both front and rear aspects, wall mounted radiator, ceiling lighting, TV and power points, fitted carpet, eaves storage cupboard.

Bedroom 4 – 14'0" x 13'8"

With window to front and further obscure window to side, built-in wardrobe, ceiling lighting, wall mounted radiator, array of power points.

Family Bathroom

Comprising a four piece suite of panel enclosed bath with mixer tap and shower attachment over, half-tiled surround, fully tiled and glazed shower cubicle with integrated shower, close coupled WC, wall mounted wash hand basin with mixer tap and storage beneath, inset ceiling downlighting, extractor fan, obscure window to rear, wall mounted radiator, wood effect luxury vinyl flooring.

OUTSIDE

The Front

The front of the property is approached via a pathway leading to front door, dissecting two areas of lawn that are retained by mature hedging, and tarmacadam driveway to side leading to;

Garage and Parking

Off-street parking for two vehicles, with access to storage garage with up-and-over door, eaves storage, power and lighting within. There is a personnel gate to side leading into;

South-Facing Rear Garden

Split into two areas of lawn and entertaining patio, with outside lighting, power and water points, further twin doors leading to;

Home Office 9'7" x 6'10"

Inset ceiling downlighting, wall mounted electric heater, further power points, wood effect laminate flooring. Ideal for being used as a detached home office.



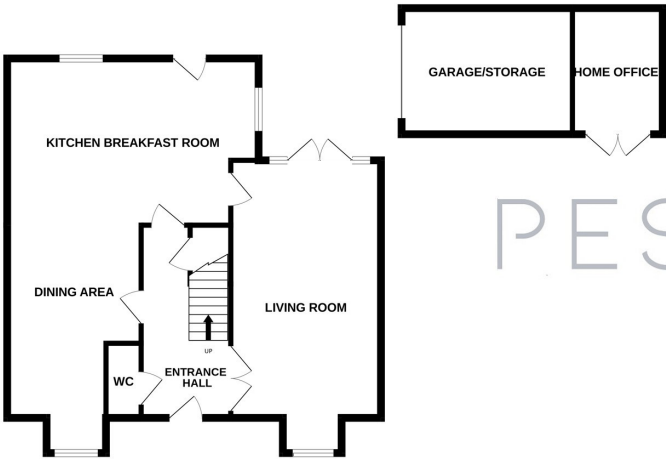
DETAILS

EPC

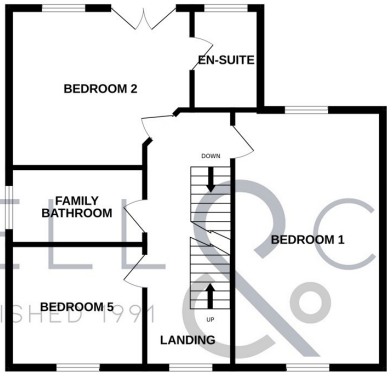
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

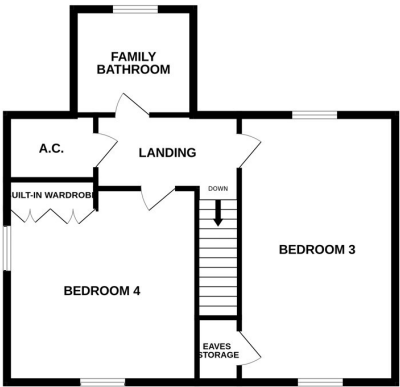
GROUND FLOOR
921 sq.ft. (85.6 sq.m.) approx.



1ST FLOOR
706 sq.ft. (65.6 sq.m.) approx.



2ND FLOOR
626 sq.ft. (58.2 sq.m.) approx.



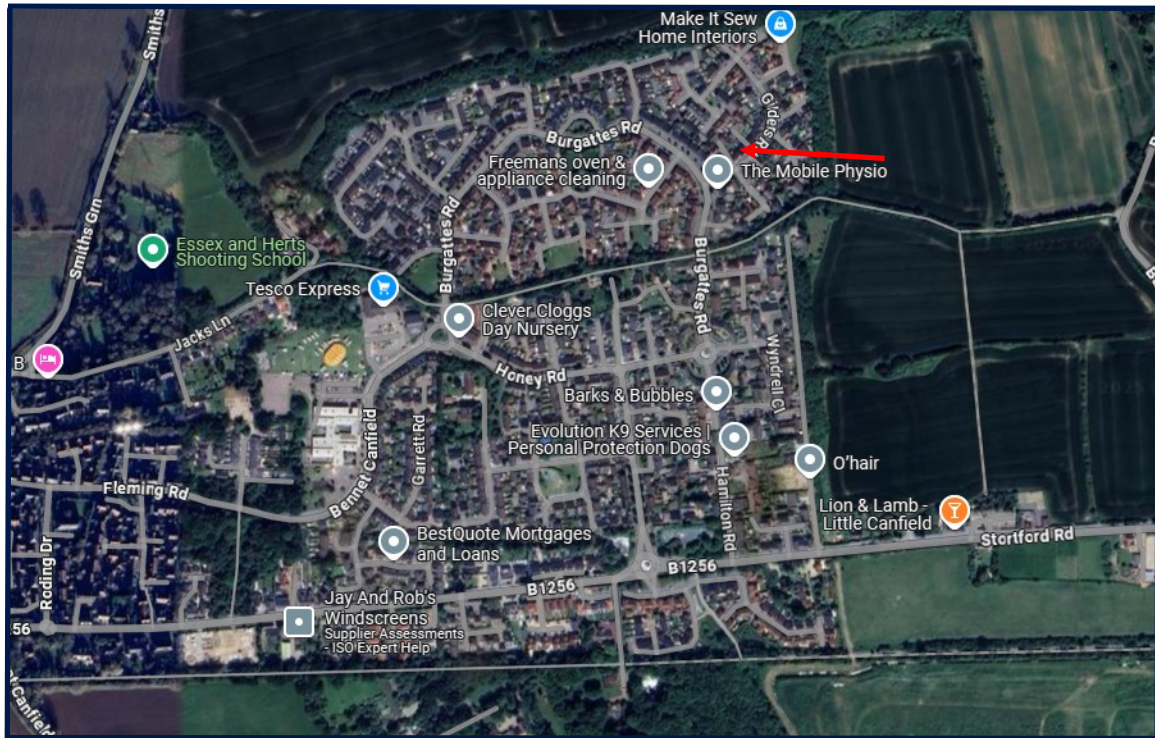
TOTAL FLOOR AREA : 2254 sq.ft. (209.4 sq.m.) approx.

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

Gilders Road is situated in Little Canfield between Great Dunmow and Bishop's Stortford that offers Takeley Primary School, nursery and community hall. Further schooling and facilities are available in the nearby towns as well as public houses and restaurants. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

2 Gilders Road, Little Canfield, Dunmow, Essex,
CM6 1UY

COUNCIL TAX BAND

Band F

SERVICES

Gas fired central heating, mains drainage, mains
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 08/04/2025. 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?