



CLARENDON ROAD, LITTLE CANFIELD

GUIDE PRICE – £410,000

- 3 BEDROOM END-TERRACED HOUSE
- LARGE LIVING ROOM DINER WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN WITH INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN STORAGE TO 2 BEDROOMS
- THREE PIECE FAMILY BATHROOM
- ACCESS TO GARAGE
- SOUTH-FACING REAR GARDEN
- OFF-STREET PARKING FOR 2 VEHICLES

A great opportunity to purchase this well-presented 3 bedroom end-terraced property located in Little Canfield. The ground floor offers a downstairs cloakroom, a large living room diner with French doors to rear garden, kitchen with integrated appliances and an understairs storage. The top floors comprise of 3 bedrooms, with built-in storage to bedrooms 1 & 3, an en-suite to the principal bedroom and a family bathroom. Externally there is off-street parking and a garage with a personnel gate leading to the south-facing rear garden, which is laid primarily to lawn with a patio area.





With timber panel and obscure glazed front door opening into:

Entrance Hall

With storage cupboard housing electric fuseboard and metres, stairs rising to first floor landing, ceiling lighting, wall mounted radiator, tiled flooring, doors to rooms.

Cloakroom

Comprising a low level WC with integrated flush, wall mounted wash hand basin with mixer tap and tiled splashback above, storage beneath, obscure window to front, ceiling lighting, extractor fan, wall mounted radiator, tiled flooring.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface and splashback, single bowl stainless steel under sunk sink unit with worksurface integrated drainer and pot-wash style mixer tap over, 4-ring stainless steel gas hob with glazed splashback and extractor fan above, integrated oven beneath, integrated dishwasher, integrated washing machine, integrated fridge-freezer, cupboard housing boiler, window to front, inset ceiling downlighting, extractor fan, wall mounted radiator, tiled flooring, array of power points, large opening into:

Living & Dining Room 17'3" x 12'6"

With French doors and windows overlooking the south-facing rear garden, understairs storage cupboard, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

First Floor Landing

With access to loft, airing cupboard housing hot water cylinder and slatted shelves, wall mounted radiator, power points, fitted carpet, doors to rooms.

Bedroom 1 – 10'3" x 8'4"

With window to front, inset ceiling downlighting, wall mounted radiator, power point, built-in wardrobe with sliding doors, hanging rail and shelving, door through to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, glazed screen, vanity mounted wash hand basin with mixer tap, low level WC with integrated flush, half-tiled surround, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted chromium heated towel rail, obscure window to front, tiled flooring.

Bedroom 2 – 10'0" x 8'5"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 3 – 8'0" x 7'0"

With wall-to-wall built-in wardrobes with hanging rails and shelving within, window overlooking rear garden, 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, half-tiled surround, pedestal wash hand basin with mixer tap, low level WC with integrated flush, inset ceiling downlighting, extractor fan, obscure window to side, wall mounted heated towel rail, tile effect flooring.

OUTSIDE

The Front

The front of the property is approached via a block-paved driveway supplying off-street parking for at least 2 vehicles, with pathway and shingle leading to front door, along with access to garage with up-and-over door, power and lighting, eaves storage with personnel gate leading out to:

South-Facing Rear Garden

Laid primarily to lawn with patio area, outside water point and lighting can also be found, all retained by close boarded fencing.



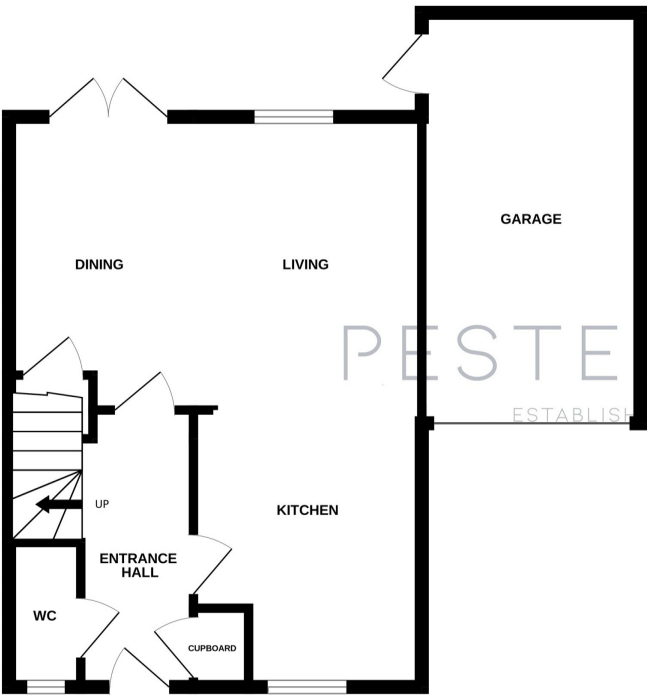
DETAILS

EPC

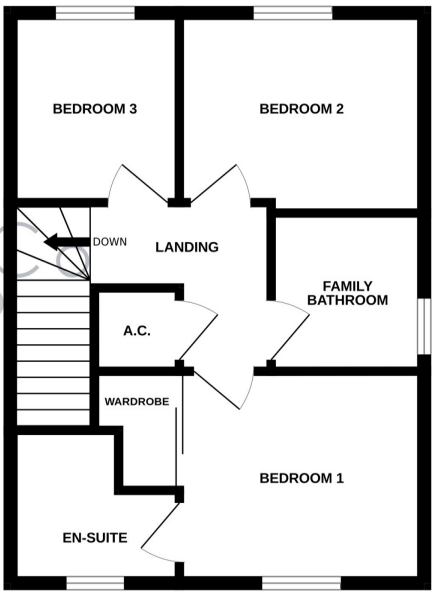
TO FOLLOW...

FLOOR PLAN

GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



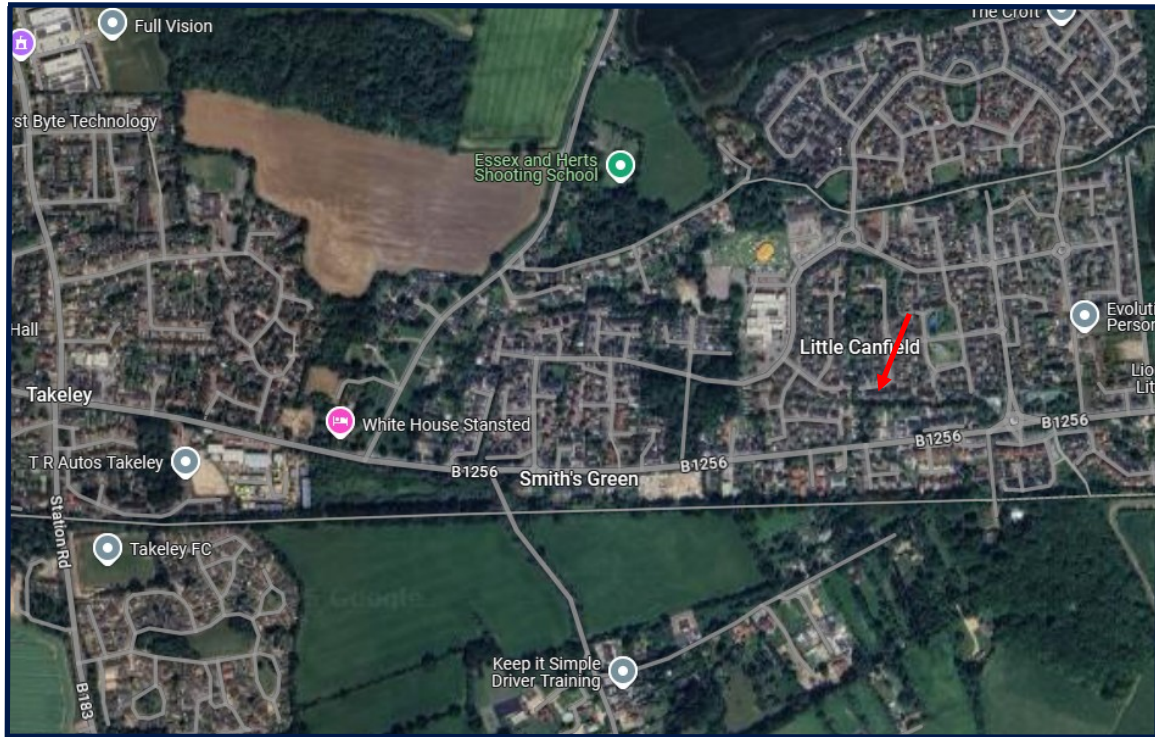
TOTAL FLOOR AREA : 988 sq.ft. (91.8 sq.m.) approx.

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

Clarendon 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

16 Clarendon Road, Little Canfield, Dunmow,
Essex, CM6 1GA

COUNCIL TAX BAND

Band D

SERVICES

Gas fired central heating, mains water and
drainage

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 24/09/2025. 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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