



EDMAR CLOSE, DUNMOW

GUIDE PRICE – £385,000

- 3 BEDROOM END TERRACED HOUSE
- LIVING ROOM DINER WITH DOOR TO REAR GARDEN
- KITCHEN WITH INTEGRATED APPLIANCES
- CLOAKROOM
- BUILT-IN WARDROBES TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- OFF-STREET PARKING FOR 2 VEHICLES
- REAR GARDEN LAID TO LAWN, PATIO AND DECKING
- BEAUTIFUL WOODLAND VIEWS
- AMAZING END OF CUL-DE-SAC LOCATION

We are delighted to offer this 3 bedroom end terrace home, which is beautifully positioned within the end of a cul-de-sac. The property comprises a large living room diner, kitchen with integrated appliances, ground floor cloakroom, 3 bedrooms with built-in wardrobes to the principal bedroom and a family bathroom. Externally, the property boasts off-street parking for 2 vehicles, as well as a rear garden which is laid to lawn, patio and decking, and enjoys stunning woodlands views.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, wall mounted radiator, ceiling lighting, wood effect laminate flooring, understairs storage cupboard, power point, doors to rooms.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary walnut block effect worksurface and splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring stainless steel gas hob with stainless steel splashback and extractor fan above, single SMEG oven beneath, integrated fridge freezer, integrated dishwasher, integrated washing machine, window to front, inset ceiling downlighting, further extractor fan, array of power points, tiled flooring.

Living Room Diner 15'1" x 13'4"

With window overlooking rear garden and further panel and obscure glazed door accessing the rear entertaining terrace, ceiling lighting, TV and power points, wood effect laminate flooring.

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, inset ceiling downlighting, extractor fan, wall mounted radiator, tiled flooring, wall mounted fuseboard.

First Floor Landing

With wall mounted radiator, power points, fitted carpet, doors to rooms and access to loft that enjoys lighting.

Bedroom 1 – 13'5" x 8'3"

With window to front, ceiling lighting, wall mounted radiator, power points, feature panelling, built-in wardrobes with hanging rails and shelving, fitted carpet.

Bedroom 2 – 11'3" x 9'1"

With window overlooking rear garden and woodland views beyond, feature panelling, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 3 – 8'6" x 5'7"

With window overlooking rear garden and woodland views beyond, ceiling lighting, wall mounted radiator, telephone and power point, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, tiled surround, vanity mounted wash hand basin with mixer tap, tiled splashback and vanity mirror above, close coupled WC, window to front, inset ceiling downlighting, extractor fan, airing cupboard, tiled flooring.

OUTSIDE

The Front

The front of the property is beautifully positioned within the end of a cul-de-sac, with block-paved driveway supplying off-street parking for 2 vehicles, pathway to front door and side access with personnel gate leading to:

Rear Garden

Split into a variety of sections of patio, lawn and decking, all retained by close boarded fencing with timber shed, outside lighting and water point can also be found.



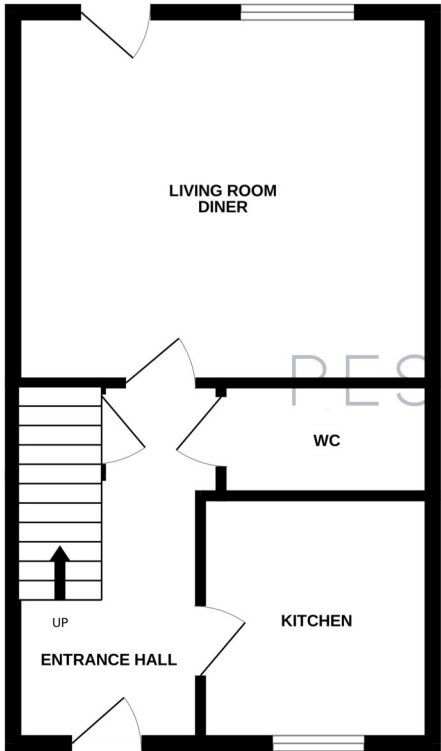
DETAILS

EPC

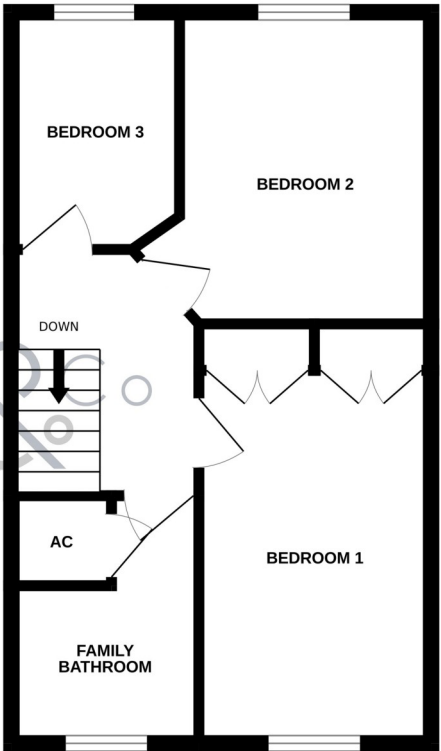
Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
397 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
397 sq.ft. (36.8 sq.m.) approx.

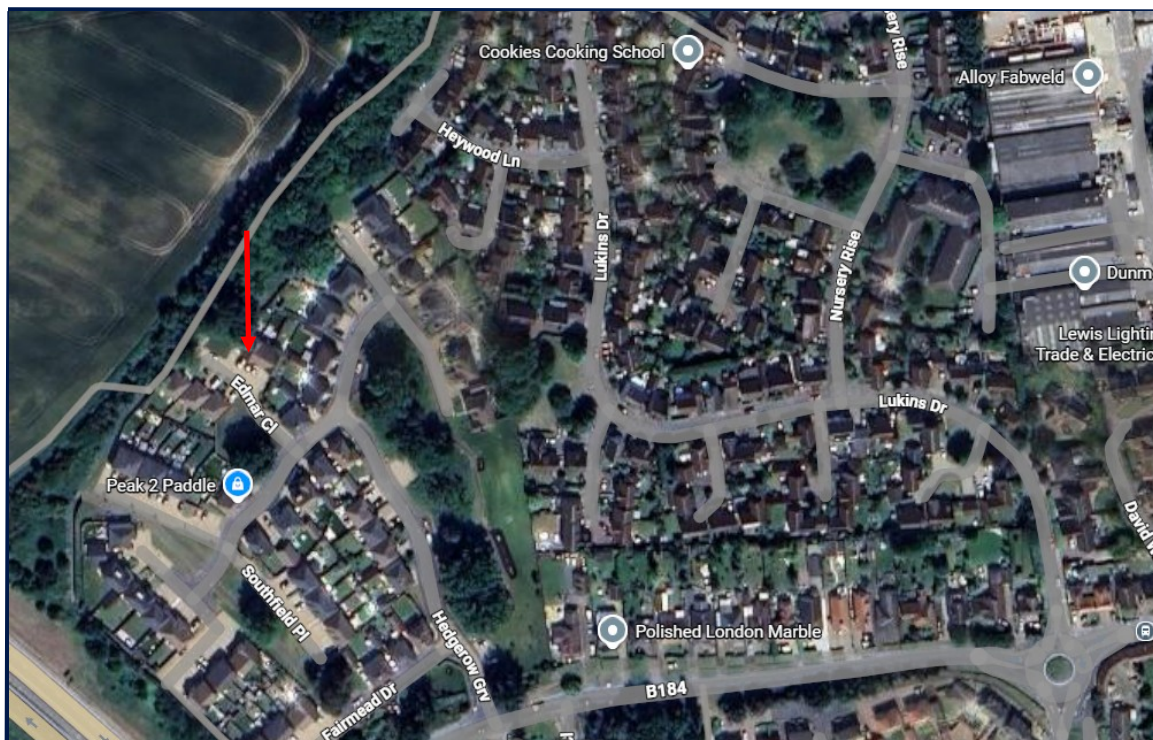


TOTAL FLOOR AREA : 793 sq.ft. (73.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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

Edmar Close is located within Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Edmar Close, Dunmow 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

6 Edmar Close, Dunmow, Essex, CM6 4AR

COUNCIL TAX BAND

Band C

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 19/12/2025. 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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Are you a developer looking for an agent to market or value your site?