



## WOODLANDS WALK, WOODLANDS PARK

GUIDE PRICE – £650,000

- 4 BEDROOM FAMILY HOME
- LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN
- INTEGRATED KITCHEN WITH FRENCH DOORS TO REAR GARDEN
- SEPARATE DINING ROOM
- GROUND FLOOR CLOAKROOM
- 2 EN-SUITES TO BEDROOMS 1 & 2
- ENTERTAINING PATIO AND REAR GARDEN
- OFF-STREET PARKING FOR 2 VEHICLES
- BEAUTIFULLY LOCATED WITH TREE-LINED GREENERY TO THE FRONT
- WALKING DISTANCE TO LOCAL AMENITIES



Located on the popular Woodlands Park and within walking distance to the local primary schools and Tesco, this 4 bedroom home, which is beautifully nestled towards the end of a cul-de-sac, comprises of a ground floor cloakroom, living room with French doors to rear garden, dining room, kitchen breakfast room also with French doors to rear garden, a home office and a utility room. The first floor consists of 4 bedrooms, 2 en-suite's to bedroom 1 & 2, and a family bathroom suite. Externally, the property overlooks the beautifully tree-lined woodlands walk, with well-stocked flower beds to either side of the front door. To the rear, there is block-paved parking for 2 vehicles, access to the garage and a personnel gate to the rear garden, which is split into entertaining patio and lawn with an electric wall mounted charging station, ideally situated towards the driveway.







Composite panel and obscure glazed front door opening into;

#### **Entrance Hall**

With stairs rising to first floor landing, wall mounted radiator, power points, ceiling lighting, solid oak engineered flooring, understairs storage cupboard, window to garden, door to;

#### **Cloakroom**

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap above and storage beneath, half-tiled surround, obscure glazed window to rear, ceiling lighting, wall mounted radiator, tiled flooring.

#### **Living Room 14'2" x 13'1"**

With window overlooking central green, French doors and side lights leading out to rear entertaining patio and garden beyond, ceiling lighting, feature fireplace with stone surround and hearth, TV and power points, wall mounted radiators, solid oak engineered flooring.

#### **Dining Room 13'1" x 10'7"**

With window to front overlooking central green, ceiling lighting, wall mounted radiator, power points, solid oak engineered flooring.

#### **Home Office 8'6" x 6'11"**

With window to side, wall mounted radiator, ceiling lighting, wall mounted fuseboard, power points, solid oak engineered flooring.

#### **Kitchen Breakfast Room**

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, stainless steel range oven with 5-ring gas hob, stainless steel splashback and extractor fan above, integrated dishwasher, integrated fridge-freezer, two windows to side, further French doors and sidelights leading out to entertaining patio and garden beyond, inset ceiling downlighting, counter display lighting, wall mounted radiator, tiled flooring, door through to;

#### **Utility Room**

With matching cupboards and worksurface with tiled splashback, single bowl single drainer stainless steel sink unit, recess power and plumbing for washing machine, inset ceiling downlighting, extractor fan, tiled flooring, wall mounted radiator, power points, panel and glazed door to rear garden.

#### **First Floor Landing**

With 3 windows overlooking rear garden, ceiling lighting, smoke alarm, wall mounted radiator, solid oak engineered flooring, access to loft, airing cupboard housing hot water cylinder and slatted shelves, doors to rooms.

#### **Bedroom 1 – 14'2" x 13'1"**

With windows to both front and rear aspects, ceiling lighting, wall mounted radiators, solid oak engineered flooring, power points, door through to;

#### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap and tiled splashback, electric vanity mirror with integrated electric shaving point, close coupled WC, full tiled surround, inset ceiling downlighting, extractor fan, obscure glazed window to front, wall mounted chromium heated towel rail, tile effect linoleum flooring.

#### **Bedroom 2 – 13'1" x 10'7"**

With window to front, ceiling lighting, wall mounted radiator, power points, solid oak engineered flooring, door to;

#### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap, electric vanity mirror with integrated electric shaving point, wall mounted chromium heated towel rail, close coupled WC, obscure window to front, inset ceiling downlighting, extractor fan, tile effect linoleum flooring.

#### **Bedroom 3 – 12'5" x 7'10"**

With windows to both side and rear aspects, ceiling lighting, wall mounted radiator, telephone and power points, solid oak engineered flooring.

#### **Bedroom 4 – 8'9" x 8'4"**

With window to side, ceiling lighting, wall mounted radiator, telephone and power points, solid oak engineered flooring.

#### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, close coupled WC, vanity mounted wash hand basin with mixer tap, electric light-up mirror with integrated electric shaving point, full tiled surround, obscure glazed window to side, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tile effect linoleum flooring.



# OUTSIDE

## **The Front**

The front of the property is beautifully nestled towards the end of a cul-de-sac, supplying access to just a handful of properties, with an outlook over the beautifully tree-lined woodlands walk, with block-paved pathway leading to front door with well-stocked shrub and herbaceous flower beds to either side.

## **To The Rear**

To the rear of the property there is block-paved parking for 2 vehicles, supplying access to a garage with up-and-over doors, power and lighting within, personnel gate leading to;

## **Rear Garden**

With electric wall mounted charging station ideally situated towards the driveway, split into entertaining patio and lawn, all retained by close boarded fencing with outside lighting and water point can also be found.



# DETAILS

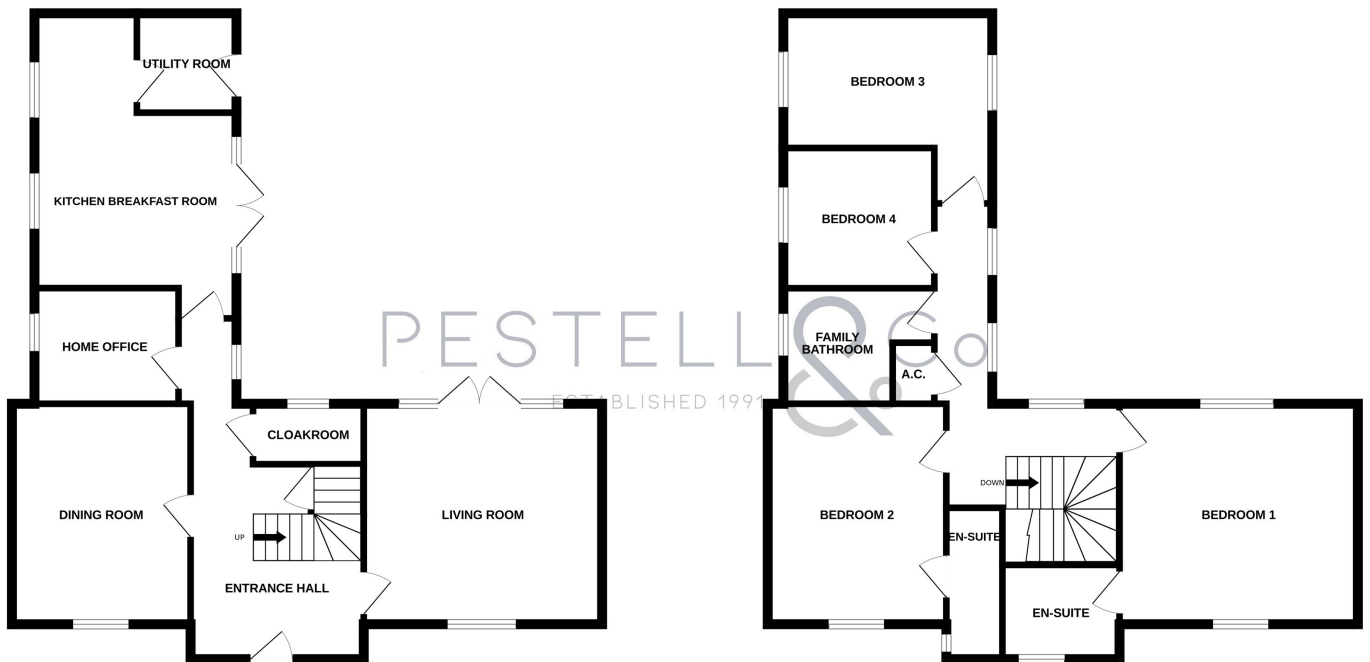
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
759 sq.ft. (70.5 sq.m.) approx.

1ST FLOOR  
769 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA : 1528 sq.ft. (141.9 sq.m.) approx.

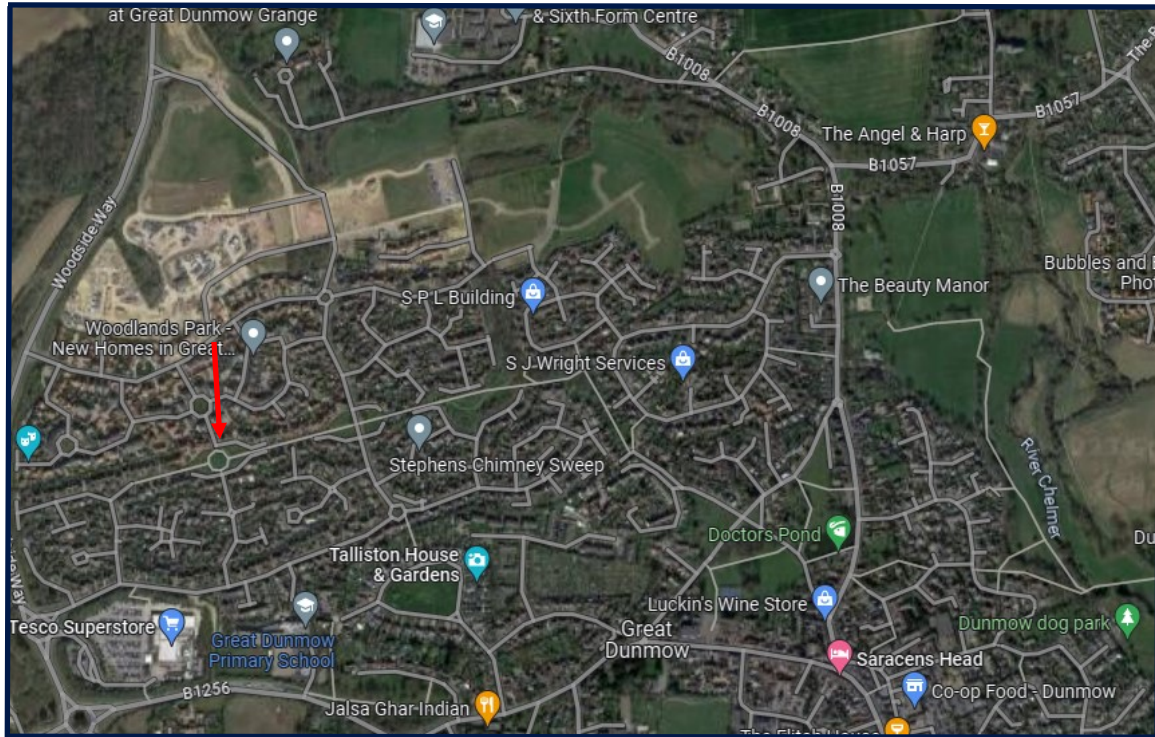
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Woodlands Walk 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

21 Woodlands Walk, Woodlands Park, Great Dunmow, Essex, CM6 1YQ

## 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 22/03/2025. 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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