



51 WOODLANDS PARK DRIVE

Dunmow, CM6 1WT

£565,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Extended Family Home
- Four Bedrooms with Master En Suite
- Study and Ground Floor Cloakroom
- Impressive Open Plan Kitchen / Family Room
- Separate Utility Room
- Well Presented
- Double Glazed and
- Detached Double Garage and Parking





Property Description

THE PROPERTY

Detached extended four bedroom family home situated within the ever popular and award winning 'Woodlands Park' benefiting from a good sized garden and detached double garage.

This family home has been thoughtfully extended and improved by the current owners and now has a light and spacious open plan kitchen/diner/family room on the ground floor. Having lived here for over twenty years their time has now come for something new.

This particular property is part of the second phase of the development which tend to have more space around them with a range of traditional house types comprising of solid

walls, no dry lining, plus extra detailing.

THE LOCATION

This wonderful four bedroom property is situated on the ever popular and award winning 'Woodlands Park' and within easy reach of all the amenities.

A good range of shopping and recreational facilities are provided in the market town of Great Dunmow which is a short walk away with larger towns of Braintree and Bishop's Stortford within easy driving distance.

There are a number of excellent schools in the area including three primary schools with one being a short walk away and a mixed secondary school in Great Dunmow.

Independent schooling can be found within reasonable proximity with Felsted locally, New Hall at Chelmsford and Bishop's Stortford College situated at Bishop's Stortford.

For the commuter there is access onto the A120 at Great Dunmow which links with the M11 to the west and there are train stations at Bishop's Stortford, Stansted Airport and Chelmsford with links to both London and Cambridge.

PROPERTY INFORMATION

Freehold.

EPC - C

Council Tax band - E

Gas Boiler - Replaced around two years ago.

ENTRANCE HALL

CLOAKROOM

LIVING ROOM

13' 8" x 12' 11" (4.18m x 3.95m)

STUDY

6' 10" x 6' 10" (2.10m x 2.10m)

DINING AREA

20' 1" x 11' 2" (6.13m x 3.42m)

KITCHEN / BREAKFAST AREA

25' 3" x 16' 4" (7.70m x 5.0m)

UTILITY ROOM

LANDING

FIRST FLOOR

BEDROOM 1

13' 8" x 13' 6" (4.18m x 4.14m)

ENSUITE

BEDROOM 2

13' 8" x 9' 10" (4.18m x 3.01m)

BEDROOM 3

11' 1" x 7' 6" (3.40m x 2.30m)

BEDROOM 4

11' 2" x 6' 6" (3.42m x 2.0m)

BATHROOM

DETACHED DOUBLE GARAGE

With driveway parking to the front.

OUTSIDE

The property has a larger than average garden with a paved and decked seating area.







COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Total area: approx. 167.7 sq. metres (1805.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
Plan produced using PlanUp.

Woodlands Park Drive, Great Dunmow

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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