



## 81 Woodlands Park Drive, Dunmow, CM6 1WT

£595,000

- Versatile living
- Six double bedroom
- Enclosed garden
- Viewing advised
- Three bathrooms
- Good access to M11 and A120
- Ample parking



# 81 Woodlands Park Drive, Dunmow CM6 1WT

An opportunity to purchase this six bedroom family home on sought after estate which has excellent links to both the A120, M11 and Stansted airport. The property consists of good accommodation with two reception rooms, study, fitted kitchen and downstairs cloakroom. To the first floor there are four double bedrooms, en suite to the master and family bathroom. To the second floor there are a further two double bedrooms and a shower room. Good sized rear garden, double garage and further parking. Viewing is recommended, please call to arrange



Council Tax Band: F



#### Entrance Hall

14'0" x 6'8"

Double glazed front door leading to hall, radiator,, tiled flooring, understairs cupboard, stairs to first floor, doors to :-

#### Lounge

21'8" x 11'1"

Double glazed window to front aspect, two radiators, feature fireplace, hearth and mantle with coal effect fire, double glazed French doors leading to garden.

#### Dining room (currently used as second lounge)

15'9" x 9'11"

Double glazed bay window to rear aspect, radiator.

#### Fitted Kitchen

13'10" x 10'3"

Double glazed windows to rear and side aspect, range of base and eye level units, two ovens, electric hob, built in microwave, integral fridge/freezer and dishwasher. breakfast bar. Tiled floor and inset spot lights to compliment, radiator. Door to :-

#### Utility Room

7'3" x 5'5"

Double glazed window to side aspect, base units, plumbed for washing machine and space for tumble dryer, gas fired boiler, radiator, tiled floor to compliment, door to side.

#### Study

7'9" x 7'3"

Double glazed window to front aspect, radiator.

#### Downstairs Cloakroom

Double glazed window to side aspect, low level WC, wash hand basin inset to vanity unit, heated towel rail, fully tiled walls and floor to compliment.

#### Stairs to First Floor

Stairs to first floor, storage cupboard, doors to :-

#### Bedroom One

8'9" x 11'1"

Double glazed window to rear aspect, radiator, range of built in wardrobes, door to :-

#### En Suite

10'0" x 7'6"

Double glazed window to rear aspect, low level WC, pedestal wash hand basin, panel bath with mixer tap set, enclosed shower cubicle with electric shower. Fully tiled walls to compliment.

#### Bedroom Two

11'5" x 10'1"

Double glazed window to rear aspect, radiator, wood effect flooring

#### Bedroom Three

10'1" x 9'4"

Double glazed window to front aspect, radiator, wood effect flooring.

#### Bedroom Four

11'1" x 8'2"

Three double glazed windows to front aspect, radiator, wood effect flooring..

#### Bathroom

10'5" x 5'9"

Double glazed window to rear aspect, low level WC, wash hand basin inset to vanity unit, panel bath with mixer tap set and shower screen, fully tiled walls and inset lighting to compliment.

#### Stairs to Second Floor

Loft hatch, doors to :-

#### Bedroom Five

18'4" x 11'0"

Double glazed window to front aspect and velux window to rear aspect, radiator.

#### Bedroom Six

18'3" x 10'2"

Double glazed window to front aspect and velux to rear aspect, radiator.

#### Bathroom

9'11" x 4'4"

Velux window to rear aspect, low level WC, wash hand basin, enclosed shower cubicle., radiator. Tiled walls and inset lighting to compliment.

#### Rear Garden

Enclosed rear garden commencing with a patio area with the remaining being laid to lawn with flower and shrub borders.

#### Parking

Detached double garage with door into garden, light and power connected, further parking for two to three cars on driveway.

#### Front Garden

Enclosed with hedging, side gate also allows access to side of house (utility room and rear garden)



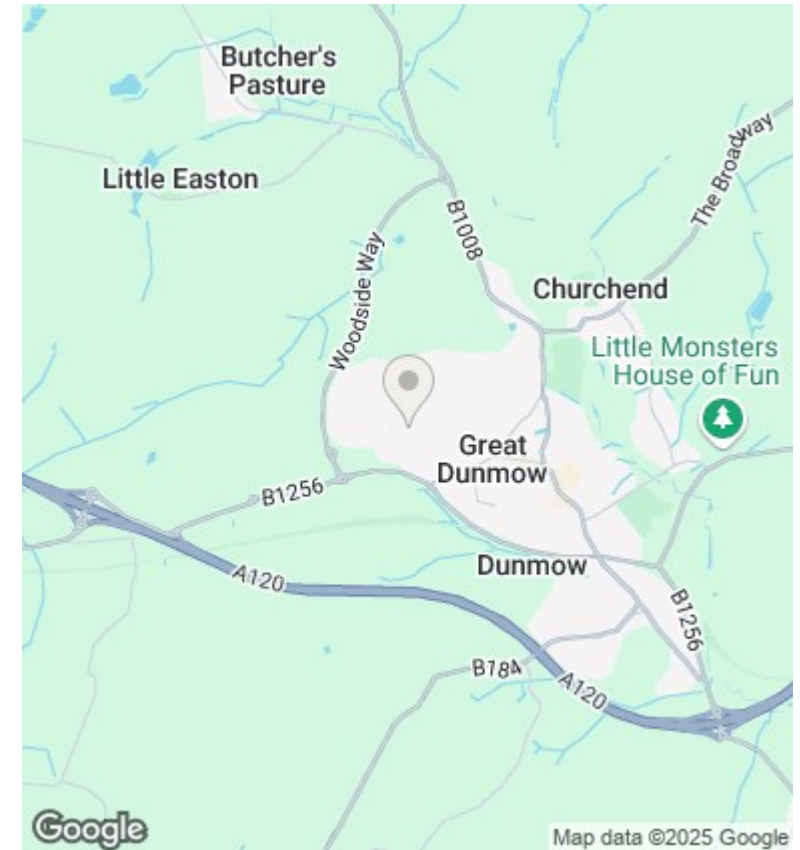






GROSS INTERNAL AREA  
FLOOR 1: 73 m<sup>2</sup>, FLOOR 2: 69 m<sup>2</sup>  
FLOOR 3: 54 m<sup>2</sup>, TOTAL: 196 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

PHILIP JAMES ESTATES



## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	