



WARWICK ROAD, LITTLE CANFIELD OFFERS OVER – £350,000

- NO ONWARD CHAIN
- 3 BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM DINER WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- SINGLE GARAGE
- REAR GARDEN
- OFF-STREET PARKING SPACE

A great opportunity to purchase this 3 bedroom semi-detached property located in Little Canfield offered with NO ONWARD CHAIN. The ground floor offers a downstairs cloakroom, a large living room diner with French doors to rear garden and a kitchen. The top floors comprise of 3 bedrooms, with a built-in double wardrobe and en-suite to the principal bedroom, as well as a family bathroom. Externally there is one off-street parking space, a garage and a rear garden, which is laid primarily to lawn with a patio area.





With composite panel and glazed front door opening into:

Entrance Hall

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

Cloakroom

With obscure window to front, low level WC, wall mounted radiator, pedestal wash hand basin with mixer tap, wood effect linoleum flooring.

Kitchen

Comprising an array of eye and base level cupboards and drawers with wood effect worksurface and splashback, cupboard housing boiler, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, integrated fridge freezer, integrated oven, 4-ring gas hob with extractor fan above and glazed splashback, recess power and plumbing for dishwasher and washing machine, window to front, wall mounted radiator, power points, wood effect linoleum flooring.

Living Room Diner 17'3" x 12'9"

With windows to side and rear aspects with French doors leading out to rear garden, ceiling lighting, wall mounted radiator, understairs storage cupboard, power points, wood effect linoleum flooring.

First Floor Landing

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

Bedroom 1 – 10'1" x 8'5"

With window to front, wall mounted radiator, power points, built-in double wardrobe with hanging rail and shelving, fitted carpet and door to:

En-suite

Comprising a fully tiled and glazed shower cubicle, low level WC, pedestal wash hand basin with mixer tap, obscure window to front, wall mounted heated towel rail, electric shaving point, wall mounted shelving, tile effect linoleum flooring.

Bedroom 2 – 9'11" x 8'5"

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

Bedroom 3/Home Office – 7'11" x 6'11"

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

Family Bathroom

Comprising a three piece suite of panel enclosed bath, pedestal wash hand basin with mixer tap, low level WC, half-tiled surround, obscure window to side, wall mounted shelving, tile effect linoleum flooring.

OUTSIDE

Externals

With patio area and feature planting to front, off-street parking space to rear with access to the single garage with up-and-over door, personnel gate to side leading to the rear garden which is split into 2 sections of patio and lawn, all retained via close boarded fencing.



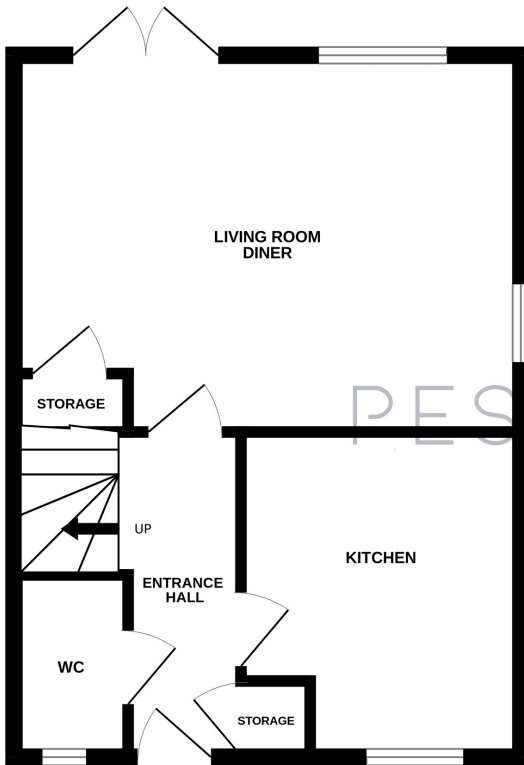
DETAILS

EPC

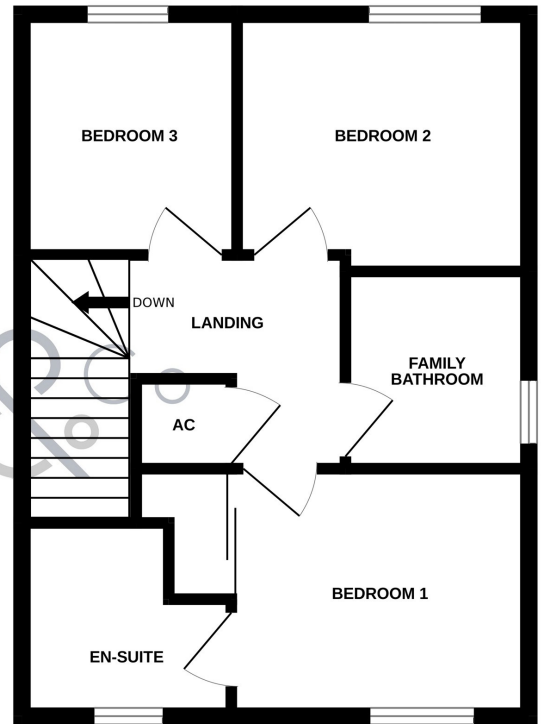
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



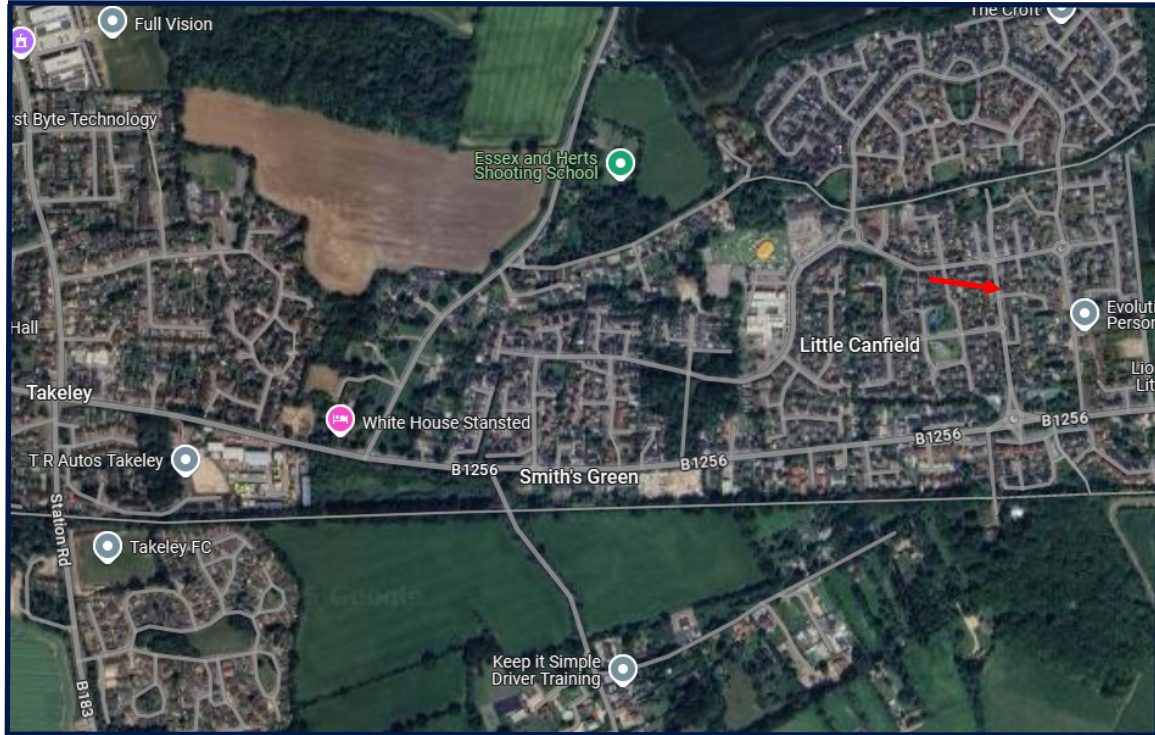
TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.

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

Warwick 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

44 Warwick Road, Little Canfield, Dunmow,
Essex, CM6 1GB

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 14/04/2026. 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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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?