



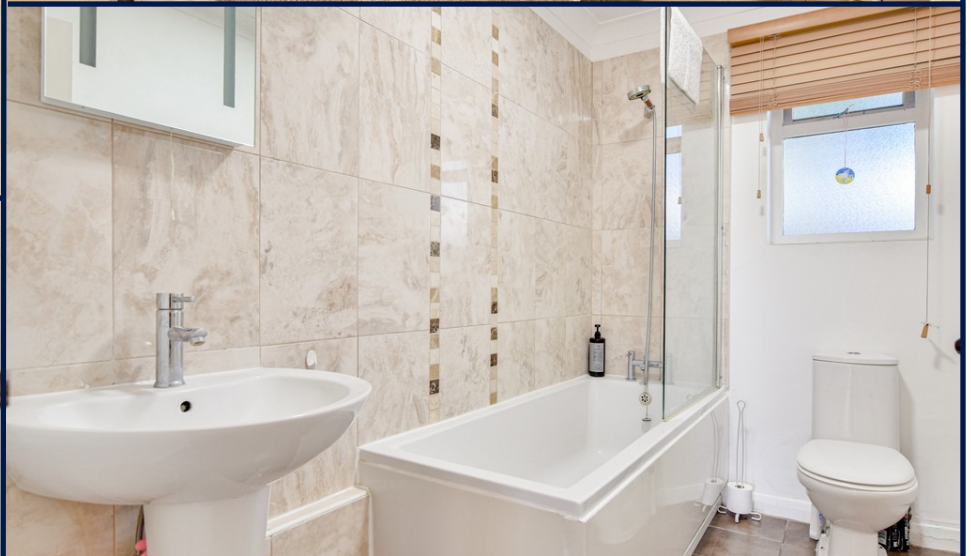
BERNERS END, BARNSTON

GUIDE PRICE – £535,000

- 3 BEDROOM DETACHED BUNGALOW
- KITCHEN
- LARGE LIVING ROOM WITH SLIDING DOORS TO GARDEN
- DINING ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- IDEAL CUL-DE-SAC LOCATION
- OFF-STREET PARKING
- GARAGE SPLIT INTO HOME OFFICE & STORAGE
- GENEROUS GARDEN LAID PRIMARILY TO LAWN

We are delighted to offer this 3 bedroom detached bungalow, ideally located within a quite cul-de-sac of just 4 properties in Barnston. The property comprises of a large living room with sliding doors to garden, kitchen, dining room, 2 storage cupboards, 3 bedrooms (with an en-suite to principal bedroom) and a three piece family bathroom. Externally, this property benefits from a single garage with up and over door and off-street parking for 2 cars. Gated access leads to the generous garden.





Front door leading to:

Entrance Hall

With two storage cupboards and airing cupboard housing cylinder and slated shelves, fitted radiator, ceiling lighting and doors to:

Living Room 19'4" x 14'1" (5.90m x 4.30m)

Double glazed sliding doors to garden and further window to side, feature fireplace, ceiling lighting, fitted radiator and telephone, TV and electrical points.

Dining Room 13'9" x 10'3" (4.20m x 3.13m)

Double glazed sliding doors to garden, fitted radiator, ceiling lighting and door to:

Kitchen Breakfast Room 13'5" x 12'2" (4.10m x 3.70m)

Comprising an array of eye and base level units and drawers with rolled work surfaces and tiled splashbacks. 1 1/2 bowl sink with mixer tap, washing machine, fridge/freezer, integrated dishwasher, integrated oven and electric hob with extractor hood over, window to front, ceiling lighting and door to side.

Bedroom 1 – 13'9" x 12'10" (4.20m x 3.90m)

Double glazed window to rear, wardrobe, radiator, coving to ceiling, door to:

En-suite

Comprising a three piece suite of deep panelled bath with separate power shower over, pedestal wash hand basin and low-level WC, tiled splash backs, obscure window to rear, radiator, ceramic tiled flooring.

Bedroom 2 – 12'2" x 9'10" (3.70m x 3.00m)

Double glazed window to rear, radiator, coving to ceiling, door to:

Bedroom 3 – 8'10" x 8'2" (2.70m x 2.50m)

Double glazed window to rear, radiator, coving to ceiling, door to:

Family Bathroom

Comprising a three piece suite of deep panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splash backs, obscure window to rear, radiator, ceramic tiled flooring, coving to ceiling.

OUTSIDE

Externals

This property is ideally located in a quiet cul-de-sac of just 4 bungalows, with the front of the property benefiting from a single garage which has been split into a home office and storage, and off-street parking for 2 cars. Gated access leads to the generous front garden, pedestrian door to garage. Side access leading to the rear garden which is laid primarily to lawn and very private.



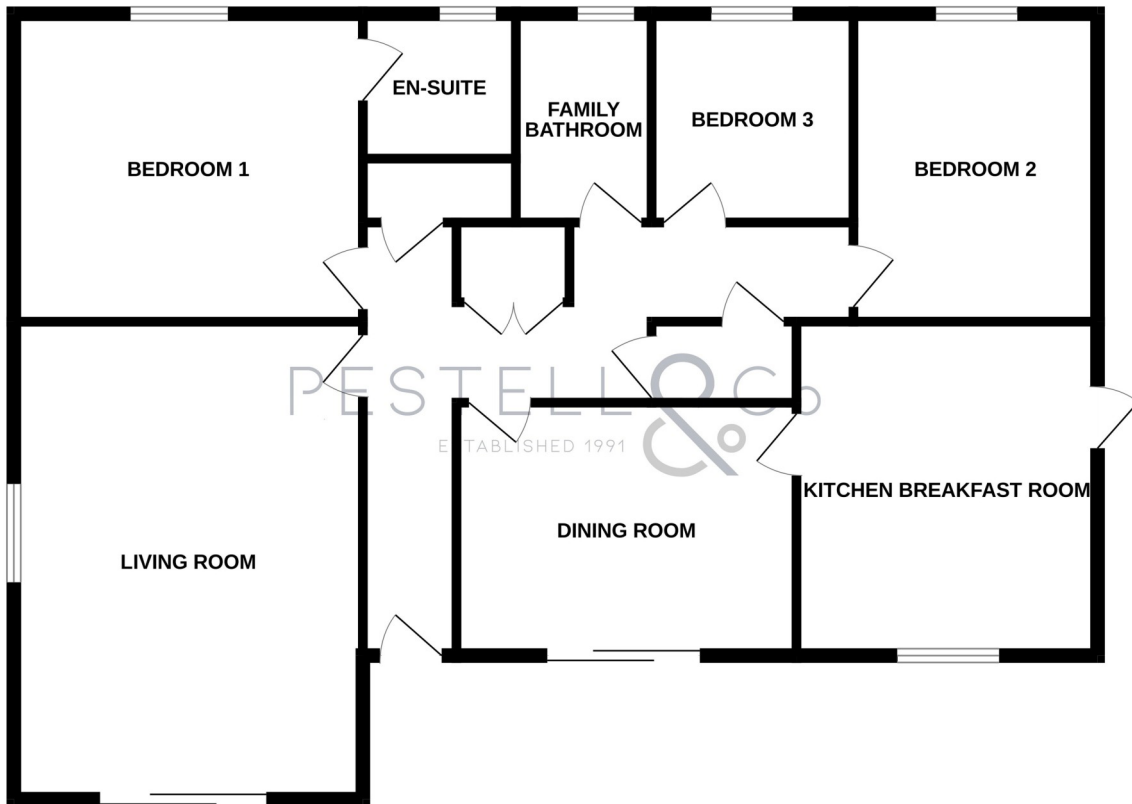
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

1220 sq.ft. (113.4 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.4 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

Berners End is situated in the popular village of Barnston, close by is the market town of Great Dunmow offering schooling, shopping and recreational facilities. The mainline station at Bishop's Stortford and the new Beaulieu Park railway station in Boreham (North-East of Chelmsford) serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive, giving easy onward access to London and the north.

DIRECTIONS



FULL PROPERTY ADDRESS

2 Wyerne, Berners End, Barnston, Essex, CM6 1LY

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 30/01/2026. 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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Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

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?