



## BUTTERCUP CLOSE, LITTLE CANFIELD

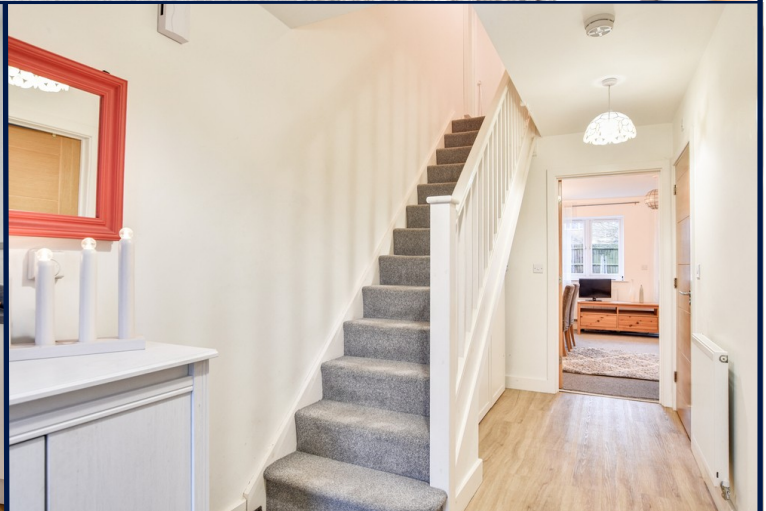
GUIDE PRICE - £365,000

- NO ONWARD CHAIN
- SPACIOUS 2 DOUBLE BEDROOM END OF TERRACE PROPERTY
- LOCATED ON A SMALL 12 PROPERTY DEVELOPMENT
- LARGE LIVING ROOM DINER WITH FRENCH DOORS TO REAR GARDEN
- GROUND FLOOR CLOAKROOM
- KITCHEN WITH INTEGRATED APPLIANCES
- THREE PIECE FAMILY BATHROOM
- PRIVATE SOUTH-FACING REAR GARDEN
- PARKING FOR 2 VEHICLES TO FRONT
- URBAN MEETS RURAL WITH COMMUTER LINKS TO AIRPORT AND M11 WHILST WALKING DISTANCE TO THE FLITCH WAY AND HATFIELD FOREST

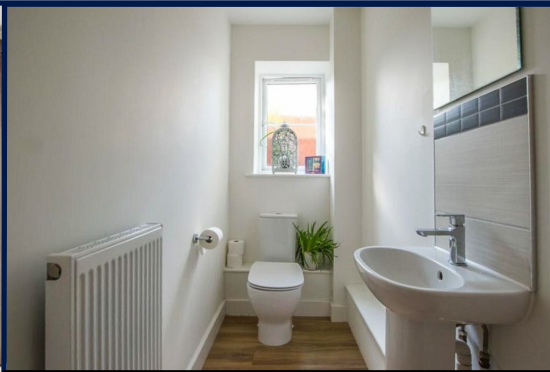


A spacious 2 double bedroom end of terrace house, located on a small 12 property development within Little Canfield. The property comprises a large living room diner with French doors to rear garden, kitchen with integrated appliances, cloakroom, 2 large double bedrooms and a three piece family bathroom.

Externally, the property enjoys block-paved off-street parking for 2 vehicles, with additional visitors parking, as well as a private south-facing rear garden laid to entertaining patio and lawn.









With composite panel and obscure glazed front door, with obscure glazed sidelight, opening into:

### Entrance Hall

With stairs rising to first floor landing, ceiling lighting, wall mounted fuseboard, telephone and power point, wood effect luxury vinyl flooring, wall mounted radiator, doors to rooms.

### Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary wood effect worksurface and splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring electric hob with stainless steel splashback and extractor fan above, oven beneath, cupboard housing wall mounted gas boiler, integrated slim line dishwasher, integrated washer dryer, windows to front and side aspects, inset ceiling downlighting, wall mounted radiator, array of power points, wood effect luxury vinyl flooring.

### Living Room Diner 14'6" x 13'9"

With window and French doors leading out to south-facing rear garden, ceiling and wall mounted lighting, wall mounted radiator, TV and power points, fitted carpet.

### Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, obscure window to side, inset ceiling downlighting, extractor fan, wall mounted radiator, wood effect luxury vinyl flooring.

### First Floor Landing

With fitted carpet, power point, ceiling lighting, doors to rooms and access to loft which is partially boarded and enjoys ladder, lighting and power point.

### Bedroom 1 – 13'9" x 10'10"

With two windows overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

### Bedroom 2 – 13'9" x 11'4"

In an L-shaped formation with 2 windows to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

### Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated twin head shower over, tiled with glazed shower screen, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, wall mounted chromium heated towel rail, electric shaving point, obscure window to side, inset ceiling downlighting, extractor fan, wood effect luxury vinyl flooring.





# OUTSIDE

## The Front

The front of the property enjoys block-paved off-street parking for 2 vehicles with additional visitors parking to rear, paved pathway to front door and to side with hedging and flower bed, gated side access to:

## South-Facing Rear Garden

Comprising of entertaining patio and lawn, all retained by close boarded fencing, outside lighting point can also be found.





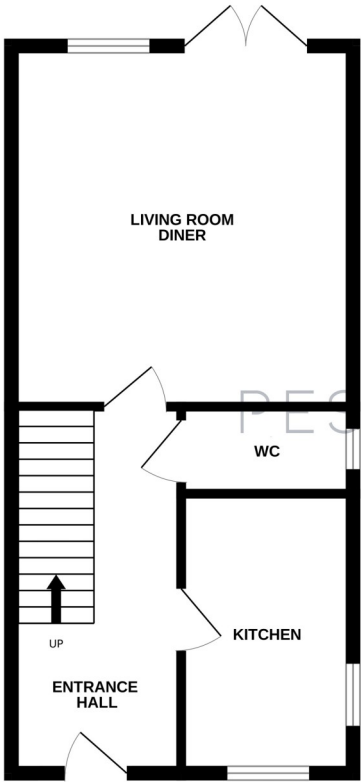
DETAILS

EPC

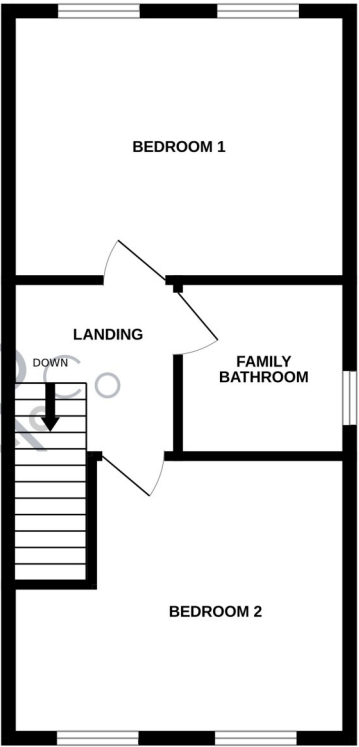
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR  
403 sq.ft. (37.4 sq.m.) approx.



1ST FLOOR  
403 sq.ft. (37.4 sq.m.) approx.

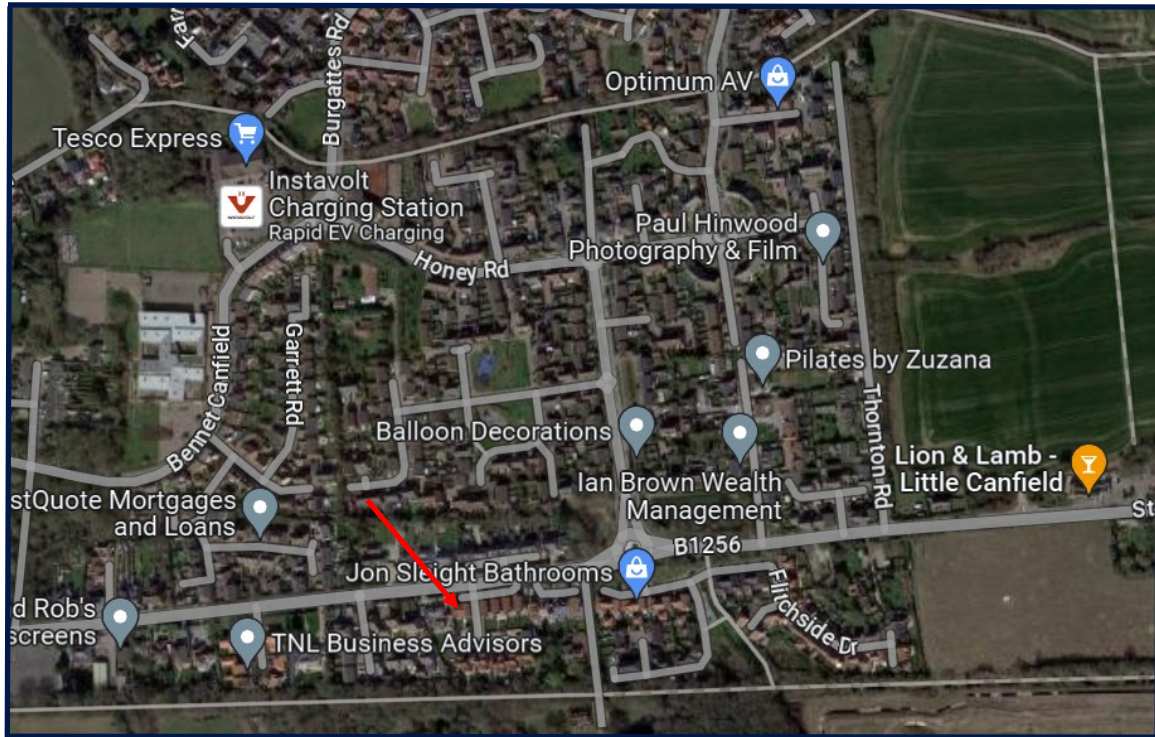


TOTAL FLOOR AREA : 805 sq.ft. (74.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropix 62025

# GENERAL REMARKS & STIPULATIONS

**Buttercup Close** 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

8 Buttercup Close, Little Canfield, Dunmow, Essex  
CM6 4AJ

## COUNCIL TAX BAND

Band C

## 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 06/10/2025. 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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