PESTELL & Co

ESTABLISHED 1991









WOODLANDS PARK DRIVE, WOODLANDS PARK
GUIDE PRICE - £637,500

- ***100% SDLT CONTRIBUTION***
- NHBC AWARD WINNING DEVELOPMENT
- 3 STOREY, 4 BEDROOM LINK DETACHED EXECUTIVE HOME
- CHARACTERFUL HOUSE WITH A DOUBLE STOREY BAY WINDOW
- PAULA ROSA KITCHEN WITH FITTED APPLIANCES
- ROCA SANITARYWARE THROUGHOUT
- FITTED CARPETS AND WINDOW DRESSINGS
- PATIO AND TURFED GARDENS
- DETACHED GARAGE AND CARPORT

100% SDLT CONTRIBUTION Located on the popular Woodlands Park and within walking distance to the local primary schools and Tesco, this very well presented 4 bedroom link-detached home with Paula Rosa Manhattan fitted kitchen, living room with quality stone fireplace with open gas flame fire , ground floor cloakroom and utility room, principle bedroom and bedroom 2 with ensuite, principle bedroom with dressing room, three-piece family bathroom suite with integrated storage unit beneath wash hand basin, large and fully turfed north-facing rear garden with an entertaining patio area and personnel gate to brindle block driveway, along with personnel door into the garage for parking. Viewing is highly recommended.



















Ground Floor

Living Room 15' 5" x 10' 11"
With feature bay window and additional window to front. The focal point within the room is a quality stone fireplace with open gas flame fire. The room also benefits from TV and CAT 6 cabling points, fitted carpet and window dressings. Door to:

Kitchen Diner 24' 6" x 10' 3"
A spacious Paula Rosa Manhattan fitted kitchen benefiting from quality integrated appliances and a range cooker. Stainless steel sink with mixer tap. Tiled flooring with bi-folding doors to rear garden and door to:

Utility Room 7' 9" x 6' 0"
With matching fitted cupboards and worksurface keeping all the laundry appliances in one place. Stainless steel sink with mixer tap, tiled flooring, door and window to rear garden. Door to:

Cloakroom 6' 0" x 3' 3"
Comprising of Roca sanitaryware and built-in wash basin storage unit. Half tiled surround, window to rear and tiled floor

1st Floor

Bedroom 2 12' 0" x 10' 4"
With windows to side and rear aspects, ceiling lighting, fitted carpet, door to:

En-Suite 7' 3" x 6' 0"
Comprising a three-piece suite of an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under. Touch lit mirror above. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

Bedroom 3 15' 5" x 9' 3"
With window and bay window to front aspect, ceiling lighting, fitted carpet.

Bedroom 4 17' 11" x 10' 0"
A dual aspect room with windows to front and rear aspects, ceiling lighting, fitted carpet.

Family Bathroom 8' 3" x 7' 7"
Comprising a three-piece suite of a panel enclosed bath with mixer tap and shower attachment. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Full tiled surround. Obscure window to rear.

2nd Floor

Master Bedroom 1 17' 2" x 16' 5"
With two dormer windows to front and a Velux window to the rear. Ceiling lighting, fitted carpet, door to:

Dressing Room 9' 3'' x 6' 3''
With Velux window to rear, ceiling lighting, fitted carpet, door to:

En-suite 9' 3'' x 6' 5''
Comprising a four-piece suite of an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Panel enclosed bath with mixer tap and shower attachment. Close coupled WC. Chromium heated towel rail. Full tiled surround. Velux window to rear.

OUTSIDE

Garden, Garage and Parking
The large north-west facing rear garden is fully turfed with an entertaining patio area. Path and personnel gate leading to driveway and further personnel door into the garage that enjoys having power. The brindle block driveway and carport is large enough for 4 average sized motor vehicles.





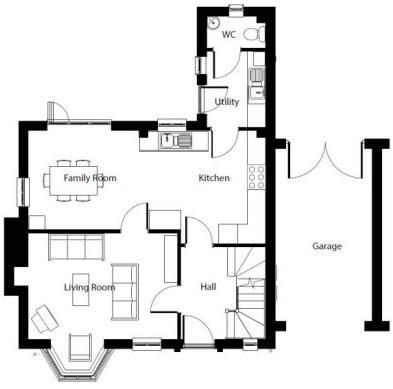


DETAILS

EPC:

TO FOLLOW

FLOOR PLAN:



Ground Floor



First Floor

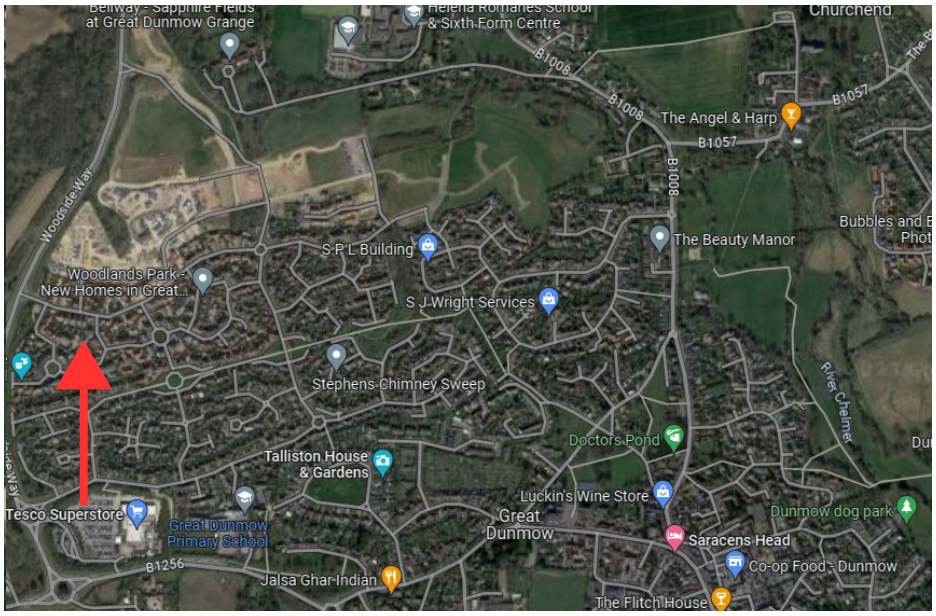


Second Floor

GENERAL REMARKS & STIPULATIONS

Woodlands Park, on the edge of Great Dunmow, offers walking distance access to schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Woodlands Park is a short drive away from the mainline railway station at Bishop's Stortford which serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS
Plot 6 Avocet, Woodlands Park Drive, Woodlands Park, Great Dunmow, Essex, CM6 1XZ

COUNCIL TAX BAND
Band TBC

SERVICES
Gas fired central heating, mains drainage & 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 10/10/2026. 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.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 35 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in land acquisition?

Do you have a commercial property to sell or let?

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