



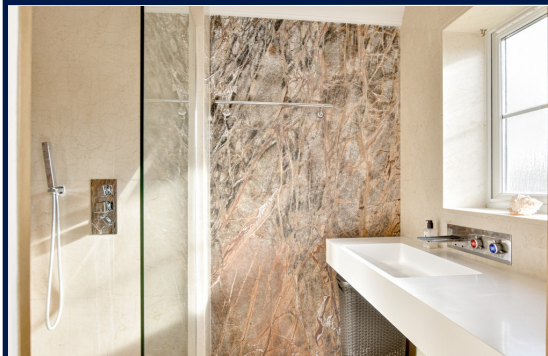
## GILDERS ROAD, LITTLE CANFIELD

OFFERS OVER – £595,000

- 4/5 BEDROOM 3 STOREY DETACHED FAMILY HOME
- LIVING ROOM WITH FEATURE BAY WINDOW & CONTEMPORARY FIREPLACE
- BEAUTIFULLY DESIGNED CUBO CICINE ITALIAN KITCHEN BREAKFAST ROOM
- HIGH QUALITY FIXTURE AND FITTINGS
- BEDROOM 5/ HOME OFFICE
- EN-SUITE & JULIET BALCONY TO BEDROOM 1
- GARAGE BOASTING A SAUNA ROOM AND UTILITY AREA
- SOUTH-FACING REAR GARDEN SPLIT INTO LAWN & ENTERTAINING PATIO
- ORNATE FIREPIT TO REAR GARDEN
- OFF-STREET PARKING FOR 2 VEHICLES

A beautifully designed 3 storey 4/5 bedroom detached family home, located on the popular Priors Green development. Finished to a high specification throughout including French and Italian wallpapers, Marble and Onyx stone work along with underfloor heating. The property boasts great connection to the south facing garden with a large living room enjoying a feature fireplace and French doors to rear, a stunning Italian contemporary kitchen breakfast room with integrated appliances and access to rear, dining room and a downstairs cloakroom. The top 2 floors of the property enjoys 4 double bedrooms, with an en-suite to bedroom 1 along with Juliet balcony overlooking the south facing garden, a home office/dressing room/ bedroom 5, family bathroom and a washroom. Externally, the property has a modern frontage with glass fencing, driveway for two vehicles and a garage that boasts a sauna room and utility area. The south-facing rear garden is landscaped for both entertaining and relaxation with patio area and ornate firepit.





With composite and glazed door opening into:

### **Entrance Hall**

With stairs rising to first floor landing black Marquina marble and Vero Cuoio leader, ornate rolled radiator, ceiling lighting, oak engineered flooring with underfloor heating, power points, doors and openings to rooms.

### **Cloakroom**

Comprising a low level WC with integrated flush, contemporary wash hand basin with mixer tap, obscure window to side, inset ceiling downlighting, oak engineered flooring with underfloor heating.

### **Living Room 24'1" into bay x 11'4"**

With bay window to front, French doors and sidelights leading out to rear entertaining terrace and garden beyond, feature contemporary fireplace with ornate stone surround, ceiling and inset ceiling lighting, wall mounted contemporary radiator, TV and power points, oak engineered flooring with underfloor heating.

### **Dining Room 14'3" into bay x 10'4"**

With bay window to front and window to side, inset ceiling downlighting, power points, oak engineered flooring with underfloor heating.

### **Kitchen 19'2" x 12'6"**

A beautiful Italian designed Cubo Cicine contemporary kitchen with stone Gres Marmo Nero Rigato worksurfaces and splashback, a single bowl composite sink unit with mixer tap, Culligan water softener, induction hob with extractor fan above, Siemens appliances including integrated fridge freezer, integrated microwave, integrated oven, integrated dishwasher, inset ceiling and pendant lighting, windows to both side and rear aspects, further glazed door out to south-facing rear garden, array of power points and oak engineered flooring with underfloor heating.

### **First Floor Landing**

With stairs rising to second floor, window to front, ceiling lighting, ornate rolled radiator, flooring with underfloor heating, power points and doors to rooms.

### **Bedroom 1 – 13'9" x 12'3"**

With Juliet balcony and further window overlooking the south-facing rear garden, ceiling lighting, flooring with underfloor heating, power points, door opening into:

### **En-suite**

Comprising a fully tiled and glazed walk-in shower with integrated twin head shower, contemporary wash hand basin with mixer tap, obscure window to rear, inset ceiling lighting, extractor fan, full-tiled surround and tiled flooring with underfloor heating.

### **Bedroom 2/Second Reception Room – 19'7" x 11'5"**

With windows to both front and rear aspects, inset ceiling and cornice mood lighting, TV and surround sound speakers, wall mounted contemporary radiators, array of power points, flooring with underfloor heating.

### **Bedroom 5/Home Office – 10'4" x 8'11"**

With window to front, wall mounted radiator, ceiling lighting, array of power points, currently set up as a walk-in wardrobe, flooring with underfloor heating.

### **Washroom**

Comprising of a beautiful vanity unit with stone wash hand basin and mixer tap, low level WC with integrated flush, bidet, obscure window to side, beautiful Mother of Pearl mosaic walling with feature vanity mirror, cornice mood lighting and further kickboard lighting, flooring with underfloor heating.

### **Second Floor Landing**

With ceiling lighting, power points, flooring with underfloor heating, doors to rooms.

### **Bedroom 3 – 19'8" x 11'6"**

With windows to both front and rear aspects, wall mounted radiators, power points, TV points, inset ceiling lighting, flooring with underfloor heating.

### **Bedroom 4 – 14'1" x 13'6"**

With windows to both side and front aspects, inset ceiling lighting, built-in 4-door wardrobe, access to loft, power points, flooring with underfloor heating.

### **Family Bathroom**

With sliding pocket door, contemporary Casabath free-standing oval shaped bath with mixer tap, overhead rainfall style shower head and further shower attachment, free-standing wash hand basin with mixer tap, low level WC with integrated flush, Bluetooth speakers, ceiling lighting, obscure window to rear, ornate green marble to walls and floor, ornate rolled radiator, power point.

# OUTSIDE

## The Front

The front of the property is approached via a contemporary glazed fenceline and porcelain style tiled steps to front door, tarmac driveway supplying off-street parking for 2 vehicles, further on-street parking, access to:

## Single Garage 23'6" x 10'9"

With a pair of timber and glazed swing doors to front, inset ceiling downlighting, wall mounted fuseboard, tiled flooring, utility area with plumbing and power for both washing machine and tumble dryer. There is access to a sauna with timber and stone surround, shower attachment and hot coal burner. Personnel door to:

## South-Facing Rear Garden

Laid primarily to lawn with entertaining terrace and ornate firepit, all retained by close boarded fencing with outside lighting and water, feature trees.



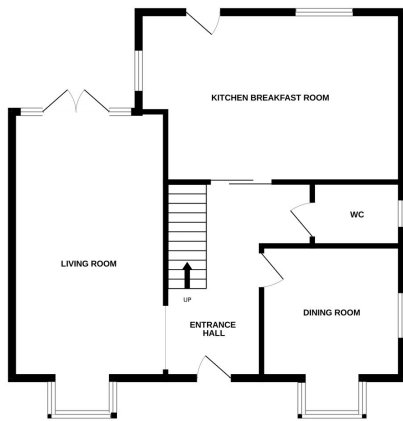
# DETAILS

## EPC

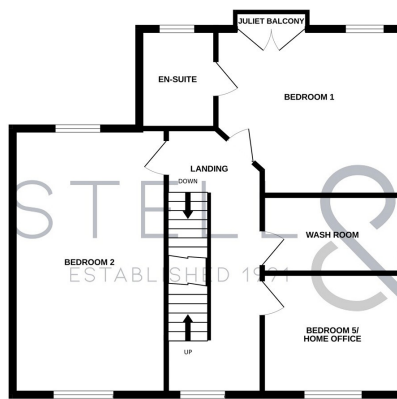
Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

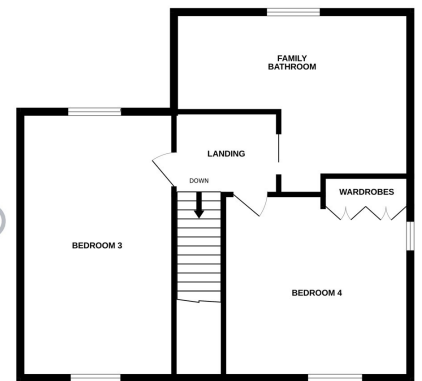
GROUND FLOOR  
729 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
711 sq.ft. (66.1 sq.m.) approx.

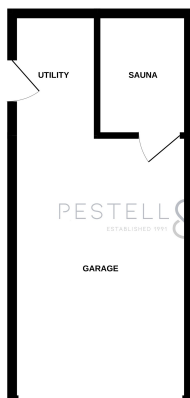


2ND FLOOR  
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 2130 sq.ft. (197.9 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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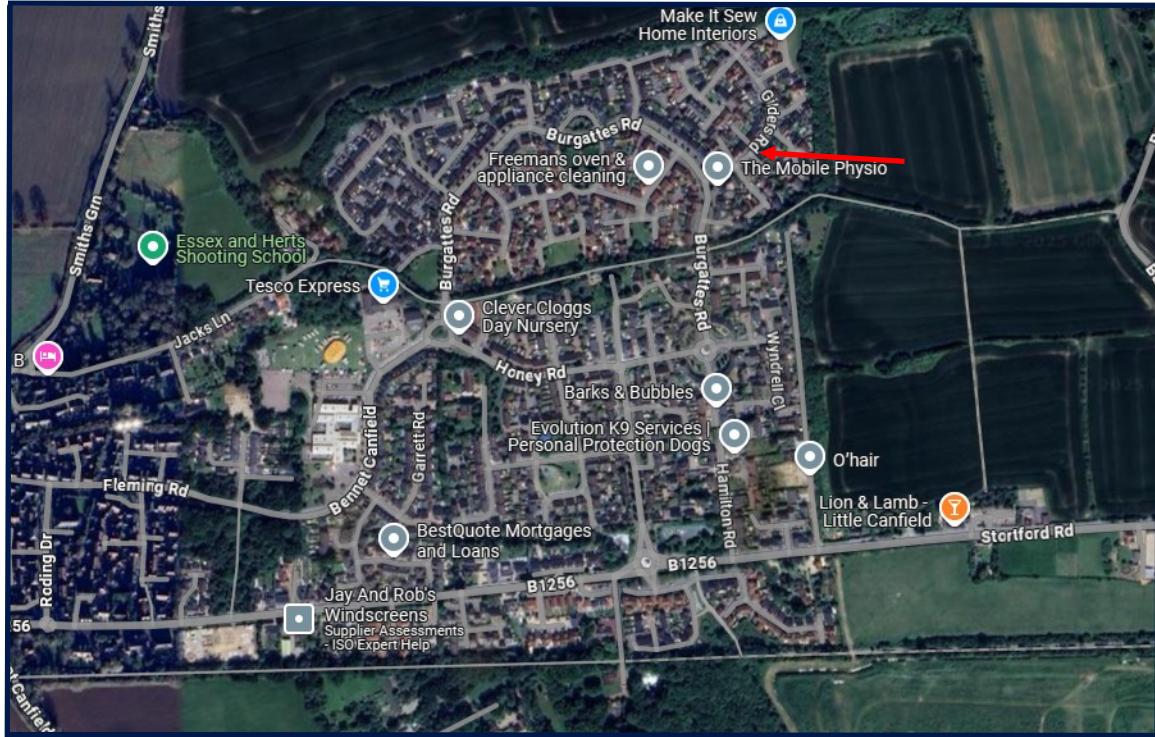
TOTAL FLOOR AREA : 253 sq.ft. (23.5 sq.m.) approx.

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# GENERAL REMARKS & STIPULATIONS

**Gilders 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

4 Gilders Road, Little Canfield, Dunmow, Essex,  
CM6 1UY

## COUNCIL TAX BAND

Band F

## SERVICES

Gas fired central heating, mains drainage,  
mains 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 01/03/2026. 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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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?