



LAUREL DRIVE, WOODLANDS PARK

OFFERS OVER – £399,950

- NO ONWARD CHAIN
- 3 BEDROOM DETACHED HOUSE
- KITCHEN DINER WITH DOOR TO REAR GARDEN
- LARGE LIVING ROOM
- GROUND FLOOR WALK-IN SHOWER ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- OFF-STREET PARKING
- GARAGE
- REAR GARDEN WITH ENTERTAINING PATIO AND LAWN

Located on the popular Woodlands Park and within walking distance to the local primary schools and Tesco, this lovely 3 bedroom detached home boasts a large living room with feature bay window, kitchen diner with door to rear garden, and a ground floor walk-in shower room. The first floor consists of 3 bedrooms, with an en-suite to the principal bedroom, and a three piece family bathroom. The front of the property enjoys a block-paved driveway supplying off-street parking, access to garage, lawn and hedging. The rear garden is split into two sections of entertaining patio and lawn with mature shrub and herbaceous flower beds.





With panel and obscure glazed uPVC door opening into:

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, wood effect laminate flooring, power points and doors to rooms.

Living Room 17'0" x 12'0"

With large bay window to front, ceiling lighting, understairs storage cupboard, wall mounted radiators, TV and power points, fitted carpet.

Kitchen Diner 17'0" x 12'8" max

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, recess power and plumbing for both dishwasher and washing machine, recess and power for fridge, integrated twin oven, wall mounted Boston boiler, ceiling lighting, window and panel and glazed door out to rear garden, wall mounted radiator, array of power points, tile and laminate flooring.

Walk-in Shower Room 11'3" x 7'5"

With fully tiled walk-in shower, pedestal wash hand basin with twin taps, tiled surround, close coupled WC, ceiling lighting, obscure window to rear, extractor fan, wall mounted radiator, waterproof linoleum flooring, access to loft.

First Floor Landing

With window to side, ceiling lighting, airing cupboard housing hot water cylinder and slatted shelves, access to loft, fitted carpet, power points, doors to rooms.

Bedroom 1 – 13'5" x 9'6"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, obscure window to side, ceiling lighting, extractor fan, wall mounted radiator, fitted carpet.

Bedroom 2 – 10'5" x 8'9"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 3 – 8'9" x 6'4"

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, half-tiled surround, pedestal wash hand basin with mixer tap, close coupled WC, wall mounted radiator, ceiling lighting, obscure window to side, extractor fan, fitted carpet.

OUTSIDE

The Front

The front of the property is approached via a block-paved driveway supplying off-street parking with lawn and hedging, access to garage and sloped pathway leading up to front door.

Rear Garden

Split into 2 sections of entertaining patio and lawn with mature shrub and herbaceous flower beds, all retained via close boarded fencing and brick walling, outside waterpoint can also be found, personnel door into:

Garage Storage

With lighting and power points, wall mounted fuseboard.



DETAILS

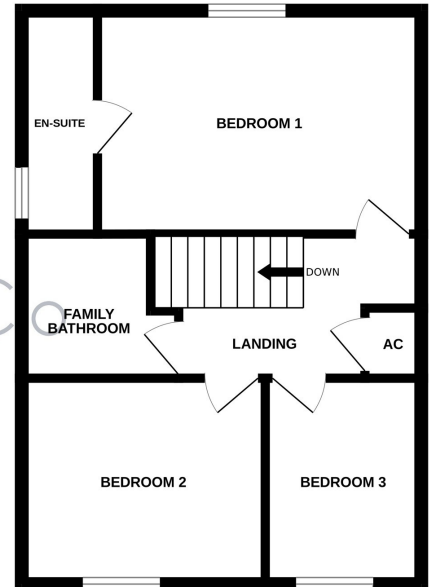
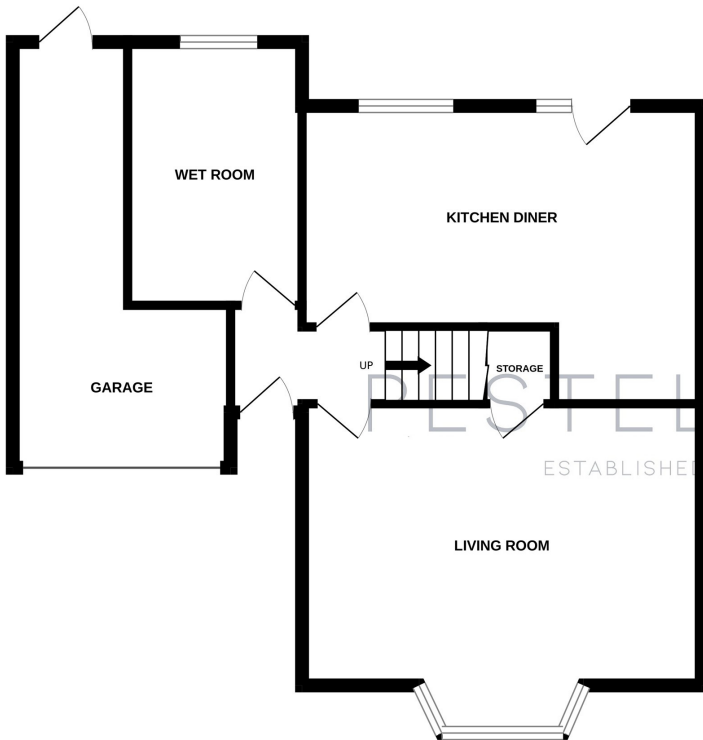
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



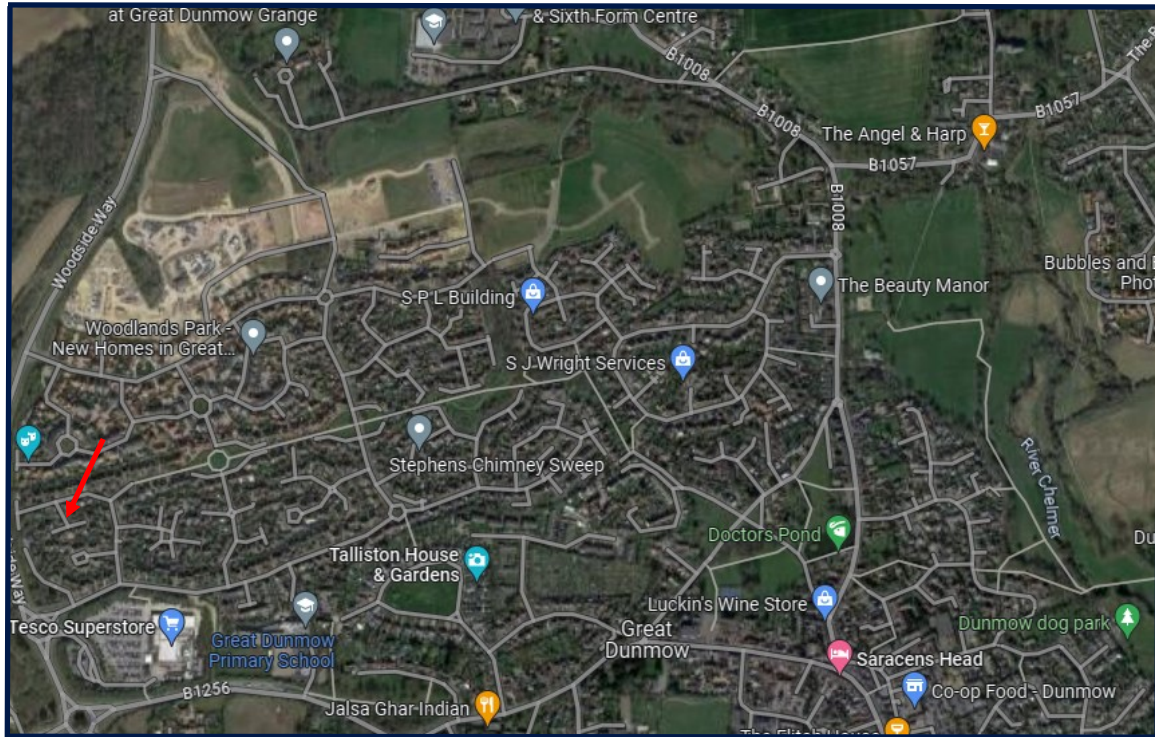
TOTAL FLOOR AREA : 1064 sq.ft. (98.9 sq.m.) approx.

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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GENERAL REMARKS & STIPULATIONS

Laurel Drive is well located within Woodlands Park, Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, 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

1 Laurel Drive, Woodlands Park, Great Dunmow,
Essex, CM6 1WP

COUNCIL TAX BAND

Band D

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 25/02/2026. 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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Are you a developer looking for an agent to market or value your site?