



DEER PARK VIEW, GREAT BARDFIELD

GUIDE PRICE – £385,000

- TWO DOUBLE BEDROOM END TERRACE
- KITCHEN WITH INTEGRATED APPLIANCES
- LARGE LIVING ROOM DINER
- FRENCH DOORS TO REAR GARDEN
- DOWNSTAIRS CLOAKROOM
- BUILT-IN WARDROBE AND EN-SUITE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- OFF-STREET PARKING FOR 2 VEHICLES
- WELL-MANICURED REAR GARDEN
- OUTBUILDING IDEAL FOR HOME OFFICE

A two double bedroom end terraced house, within walking distance of Great Bardfield High Street and primary school, whilst sitting in an end of cul-de-sac location overlooking the communal green. The ground floor comprises of a large living room diner with French doors to rear garden, kitchen with integrated appliances and a cloakroom. The first floor enjoys 2 double bedrooms, with built-in wardrobe and en-suite to principal bedroom, as well as a family bathroom. To the front, there is a lawn with box hedging, as well as off-street parking for 2 vehicles. The well-manicured rear garden enjoys an entertaining terrace, brick-built barbeque, lawn and an outhouse (ideal for a home office).





With composite panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, inset ceiling downlighting, wall mounted radiator, wood effect laminate flooring, doors to rooms.

Cloakroom

Comprising a close coupled WC, corner wash hand basin with mixer tap and tiled splashback, ceiling lighting, wall mounted radiator, obscure window to front, tiled flooring.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary wood effect square-edge worksurface and splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, window overlooking communal green, stainless steel 4-ring gas hob with extractor fan above, integrated oven, integrated fridge freezer, integrated washer dryer, integrated dishwasher, cupboard housing boiler, inset ceiling downlighting, counter display lighting, wall mounted radiator, tiled flooring, array of power points.

Living Room Diner 14'7" x 14'0"

With French doors and sidelights leading out to the well-manicured garden, TV and power points, wood burning stove, understairs storage cupboard, wood effect laminate flooring.

First Floor Landing

With airing cupboard housing pressurised hot water cylinder and hanging rails, access to loft which is boarded with lighting and ladder, inset ceiling downlighting, power point, fitted carpet, doors to rooms.

Bedroom 1 – 10'1" x 9'1"

With window overlooking communal green, built-in wardrobes with mirrored sliding doors, hanging rails and shelving within, wall mounted radiator, TV and power points, fitted carpet, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap and tiled splashback, storage beneath, close coupled WC, obscure window to front, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring.

Bedroom 2 – 14'8" x 8'6"

With window overlooking rear garden, 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, full-tiled surround with glazed shower screen, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, tiled splashback, inset ceiling downlighting, extractor fan, obscure window to side, electric shaving point, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a paved pathway with well-manicured lawn and boxed hedging, storm porch to front door, block-paved driveway supplying off-street parking for 2 vehicles, personnel gate to side leading through to:

Well-Manicured Garden

With entertaining terrace, brick-built barbeque, lawn, shrub and herbaceous flower beds, all retained by close boarded fencing, outside lighting and water point. To the rear of the garden there is:

Outhouse

Ideal for a home office with power, lighting, air conditioning, sliding patio doors to front and window, wood effect laminate flooring.



DETAILS

EPC

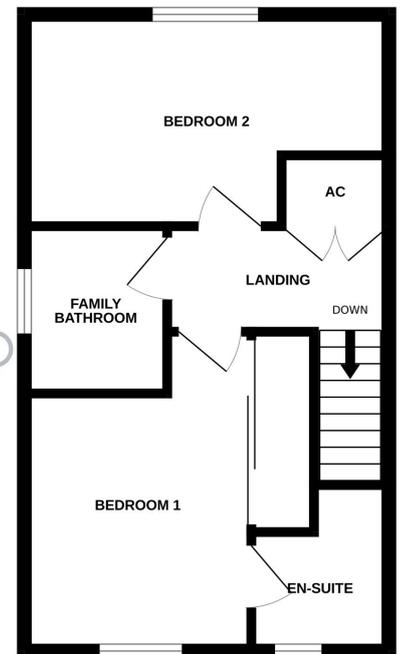
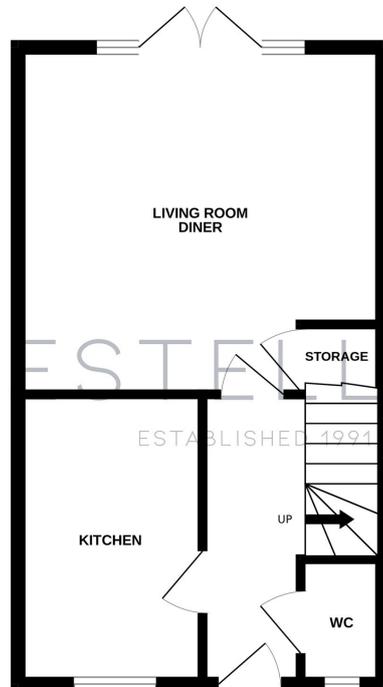
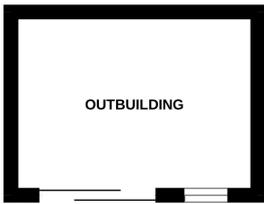
Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.

OUTBUILDING
73 sq.ft. (6.8 sq.m.) approx.



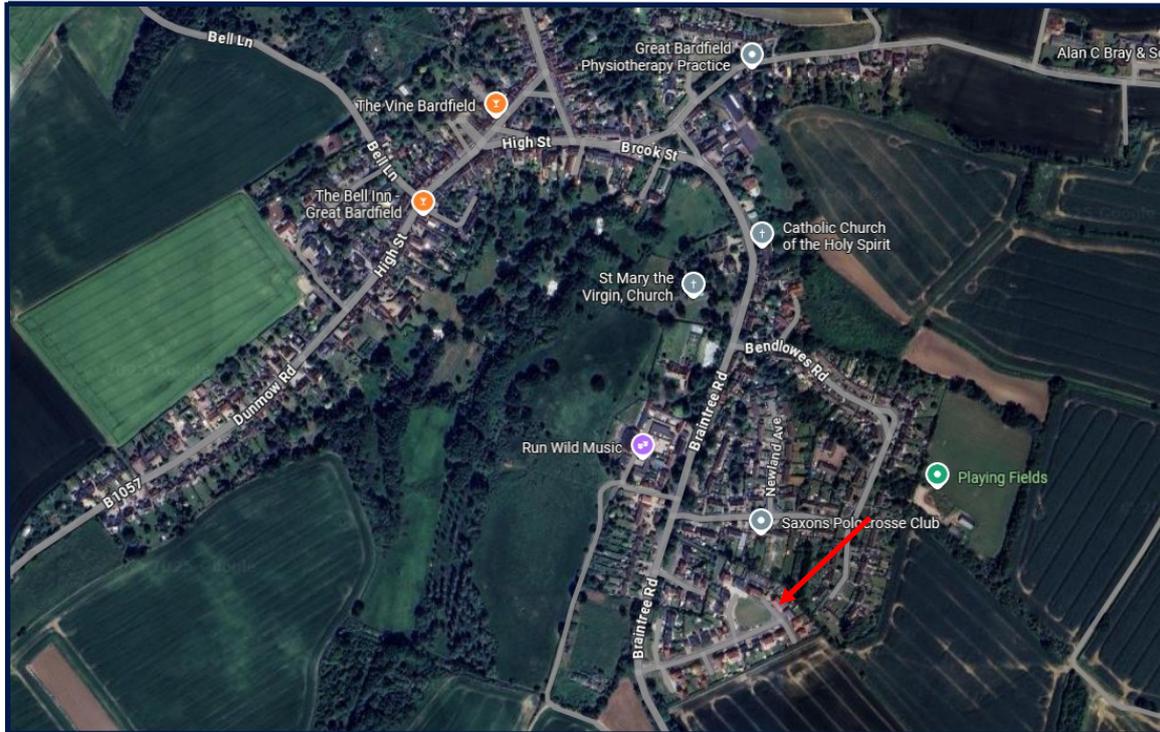
TOTAL FLOOR AREA : 821 sq.ft. (76.2 sq.m.) approx.

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

Deer Park View is located within the picturesque Village of **Great Bardfield**. The Village has a renowned local JMI school, local shops for your day-to-day needs and easy access to the market towns of Braintree and Great Dunmow. Both have schools, shopping, restaurants, public houses and many more recreational facilities. Braintree also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport with direct mainline railway link to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

38 Deer Park View, Great Bardfield, Braintree,
Essex, CM7 4FE

SERVICES

Gas fired central heating, Mains electricity and
water

COUNCIL TAX BAND

Band C

LOCAL AUTHORITY

Braintree District Council, Causeway House, Bocking
End, Braintree, Essex, CM7 9HB

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 22/10/2025. 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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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?