



WILLOW ROAD, WOODLANDS PARK

GUIDE PRICE – £260000

- NO ONWARD CHAIN
- 1 DOUBLE BEDROOM COACH HOUSE
- FREEHOLD
- RENT ACHIEVABLE £13,800 PA
- OPEN PLAN LIVING, KITCHEN AND DINING
- KITCHEN WITH INTEGRATED APPLIANCES
- 1 OFF-STREET PARKING SPACE
- GARAGE WITH POWER & LIGHTING
- LOW-MAINTENANCE PRIVATE GARDEN
- WALKING DISTANCE TO LOCAL AMMENTIES AND SCHOOLING

We are pleased to offer, with NO ONWARD CHAIN, this freehold 1 double bedroom coach house that has the opportunity to achieve £13,800 pa on the rental market. The property boasts an entrance hall with understairs storage, large open plan living, kitchen & dining room with the kitchen enjoying integrated appliances, a double bedroom and a three piece bathroom. Externally, the property benefits from an off-street parking space, single garage, low-maintenance private garden and is ideally within walking distance to local amenities and schooling.





With composite panel and glazed door opening into:

Entrance Hall

With understairs storage cupboard, wall mounted radiator, telephone and internet point, fitted carpet, stairs rising to:

First Floor Accommodation

With Velux windows to both front and rear aspects, ceiling lighting, access to loft, fitted carpet, large opening into:

Living, Kitchen & Dining Room 16'8" x 12'8"

With kitchen comprising base level cupboards and drawers with complimentary beech block effect worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring gas hob with tiled splashback, stainless steel extractor fan above and oven beneath, integrated fridge freezer, integrated dishwasher, integrated washing machine dryer, inset ceiling and pendant ceiling lighting, window to both front and rear aspects, fitted carpet with wood effect linoleum flooring to kitchen, TV and power points, wall mounted radiator, breakfast bar, cupboard with slatted shelving, storage and heating, doors to rooms.

Bedroom – 12'7" x 10'1"

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

Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, tiled surround with glazed shower screen, close coupled WC, pedestal wash hand basin with mixer tap, Velux window to rear, inset ceiling downlighting, extractor fan, vanity light with electric shaving point, wall mounted radiator, tile effect linoleum flooring.

OUTSIDE

The Front

The front of the property is approached via a block-paved pathway to front with mature shrub and hedging, under croft driveway through to:

Block-Paved Parking Court

With off-street parking for 1 vehicles and access to garage with up-and-over door, power, lighting, water point and combination boiler within. Further private gate leading to:

Low-Maintenance Garden

Retained via close boarded fencing with shingle and patio.



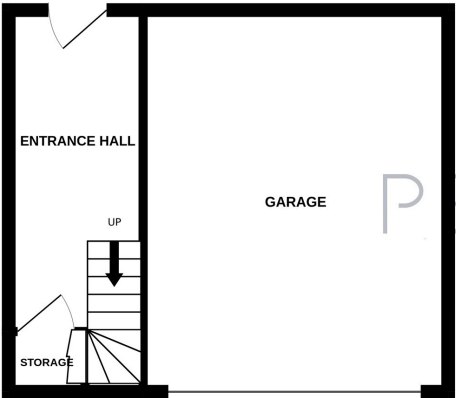
DETAILS

EPC

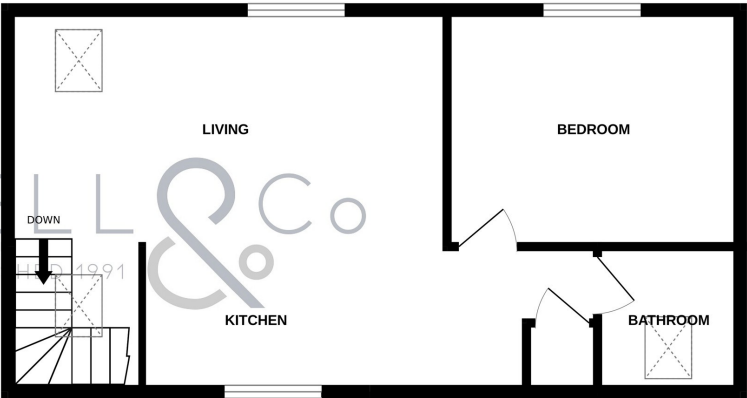
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

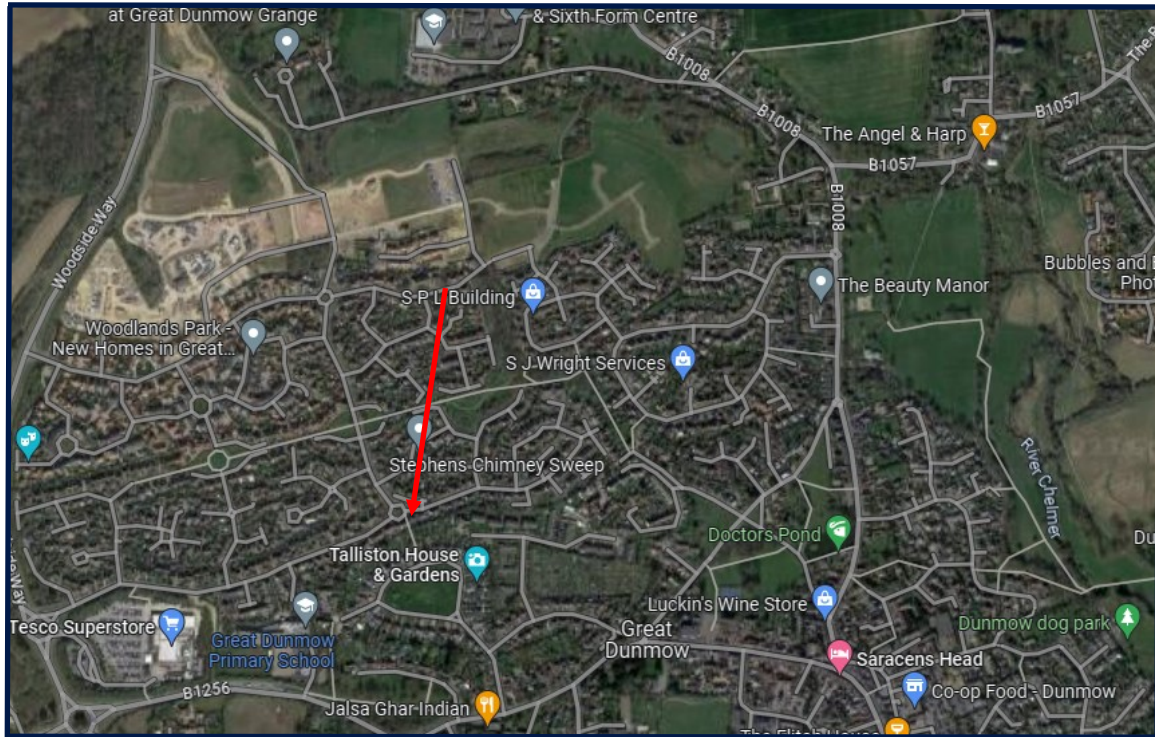
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Willow Road, Woodlands Park is well located in 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

6 Willow Road, Woodlands Park, Great Dunmow,
Essex, CM6 1ZG

COUNCIL TAX BAND

Band B

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 02/09/2026. 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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 35 YEARS!



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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?