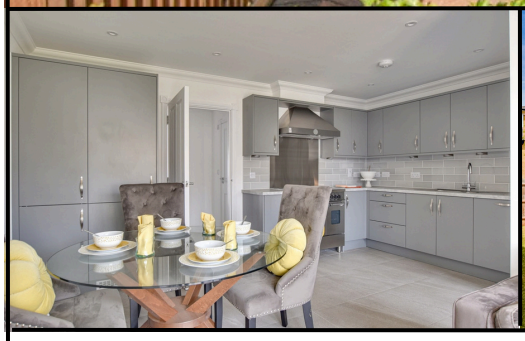
PESTELL & Co

ESTABLISHED 1991



WOODLANDS PARK DRIVE, WOODLANDS PARK
GUIDE PRICE - £605,000

- NO ESTATE MANAGEMENT FEES
- ***100% SDLT CONTRIBUTION***
- NHBC AWARD WINNING DEVELOPMENT
- A REGENCY STYLE 1595 SQ FT 3 STOREY - 4 BED - 3 BATH GEORGIAN STYLE TOWN HOUSE
- MOVE IN READY WITH FITTED CARPETS, WINDOW DRESSINGS, PATIO AND TURFED GARDENS
- KITCHEN DINER WITH FITTED APPLIANCES AND SEPARATE UTILITY
- LARGE LIVING ROOM WITH JULIET BALCONY, PLUS SNUG/FAMILY ROOM
- 2 EN-SUITES & 1 FAMILY BATHROOM, ALL WITH ROCA SANITARYWARE
- TRADITIONALLY BUILT HOUSE
- SINGLE GARAGE & BLOCK-PAVED DRIVEWAY

WWW.PESTELL.CO.UK | GREATDUNMOW@PESTELL.CO.UK | 01371 879100

100% SDLT CONTRIBUTION The Heron is a beautifully detailed 4 bedroom Georgian town house styled home with accommodation set over three floors. With a stonework portico and stone cast string course banding, this property has a prominent presence on the street scene. Comprising a Paula Rosa kitchen diner with separate utility plus seating area featuring bifold doors opening out to the rear garden, a living room with fireplace and Juliet balcony, additional family room or home office. Two bedrooms enjoy an en-suite with the remaining bedrooms sharing a well-appointed family bathroom. Externally, Plot 360 offers off street parking, a garage and a rear garden with entertaining patio and turfed lawn.

Ground Floor

Kitchen Diner 15' 9" x 16' 8" (4.8m x 5.08m)
A thoughtfully designed kitchen diner with a Paula Rosa Manhattan fitted kitchen benefits 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 5' 8" (2.36m x 1.73m)
With matching fitted cupboards and worksurface keeping all the laundry appliances in one place. Stainless steel sink with mixer tap, tiled flooring, door to rear garden.

Family Room (Reception 2) 12' 10" x 8' 11" (3.91m x 2.72m)
A dual aspect second reception room with a variety of use options of either home office, child's playroom, formal dining room or TV room. Fitted carpet and power points.

Cloakroom 6' 11" x 5' 1" (2.11m x 1.55m)
Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround and tiled floor.

1st Floor

Living Room (Reception 1) 17' 5" x 12' 4" (5.31m x 3.76m)
A dual aspect living room with windows to rear and Juliet balcony to front. Feature quality Stone fireplace with an electric flame effect fire. Built-in decorative shelving. The room also benefits from TV and CAT 6 cabling points.

Bedroom 3 15' 9" x 8' 7" (4.8m x 2.62m)
With windows to front aspect, ceiling lighting and fitted carpet.

Bedroom 4 9' 9" x 8' 10" (2.97m x 2.69m)
With window to rear aspect, ceiling lighting and fitted carpet.

Family Bathroom 6' 10" x 6' 6" (2.08m x 1.98m)
A three-piece suite with Roca sanitaryware comprising 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. Half tiled surround. Obscure window to side.

2nd Floor

Bedroom 1 15' 9" x 9' 8" (4.8m x 2.95m)
With windows to front aspect, ceiling lighting, fitted carpet, door to:

En-suite 7' 7" x 7' 1" (2.31m x 2.16m)
Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Low level WC with integrated flush. Chromium heated towel rail. Tiled surround. Obscure window to side.

Bedroom 2 15' 9" x 9' 8" (4.8m x 2.95m)
With windows to rear aspect, large recess for dressing area, ceiling lighting, fitted carpet, door to:

En-suite 6' 2" x 5' 8" (1.88m x 1.73m)
Comprising an enclosed shower cubicle with an Aqualisa thermostatic control unit. Wash hand basin with integrated storage cupboard under and touch lit mirror above. Close coupled WC. Chromium heated towel rail. Tiled surround. Obscure window to rear.

OUTSIDE

Garden, Garage and Parking
The large fully turfed garden with an entertaining patio area, outside lighting and water point, planted tree, close boarded fencing with personnel door into the garage. Block paved driveway. Tuscan columned storm porch.

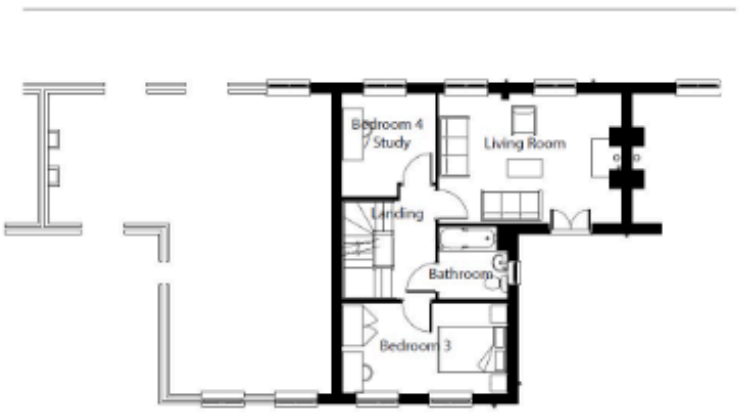
DETAILS

EPC:

TO FOLLOW

FLOOR PLAN:

Ground Floor



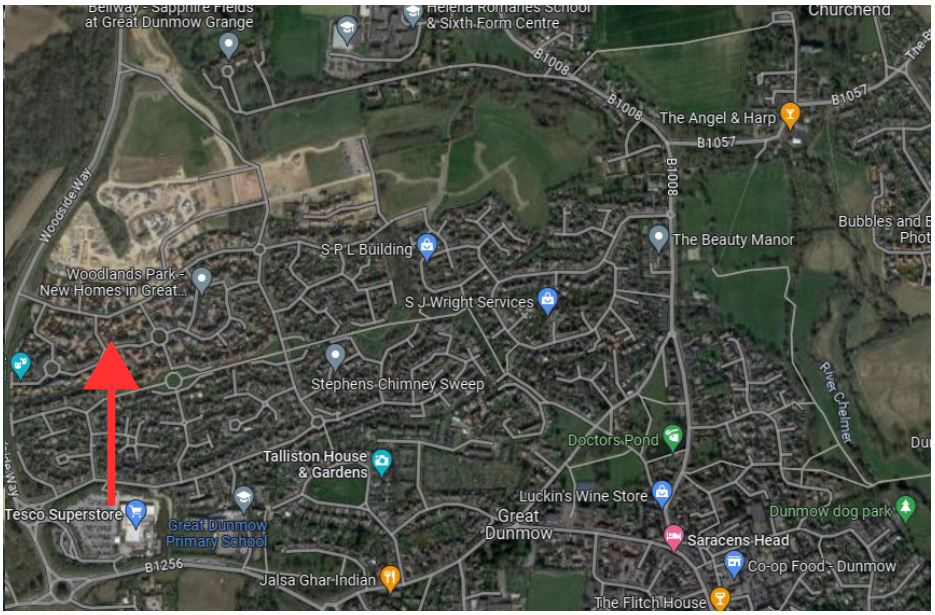
First Floor

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 360 Heron, 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.

PESTELL & Co

ESTABLISHED 1991

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?

WWW.PESTELL.CO.UK I GREATDUNMOW@PESTELL.CO.UK I 01371 879100