



BRIAR ROAD, WOODLANDS PARK, GREAT DUNMOW

GUIDE PRICE – £725,000

- AN IMPRESSIVE 5 BEDROOM DETACHED FAMILY HOME
- PARTIALLY VAULTED CONTEMPORARY KITCHEN, DINING & FAMILY ROOM
- INTEGRATED APPLIANCES TO KITCHEN
- HOME OFFICE
- UTILITY ROOM & DOWNSTAIRS WC
- LIVING ROOM WITH JULIET BALCONY
- EN-SUITE TO PRINCIPAL BEDROOM
- OFF-STREET PARKING & GARAGE
- BEAUTIFULLY PRESENTED REAR GARDEN WITH ENTERTAINING TERRACE AND LAWN
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOLS AND TESCO

Located on the popular Woodlands Park and within walking distance to the local primary schools and Tesco, this impressive 5 bedroom detached house boasts a partially vaulted & contemporary kitchen, dining & family room, home office, downstairs WC & utility, living room with French doors to Juliet balcony, a dressing room/5th bedroom, an en-suite to the principal bedroom & 2 family bathrooms. Externally, this property enjoys access to the garage, off-street driveway parking and a beautifully presented rear garden laid to entertaining terrace and lawn with feature Copper Beech trees.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With ceiling lighting with ornate ceiling rose, wood effect luxury vinyl herringbone flooring, wall mounted radiators, understairs storage cupboard, power points, stairs rising to first floor landing and doors to rooms.

Kitchen, Dining & Family Room 24'2" max x 23'4" max

A very impressive kitchen comprising contemporary units and drawers with composite stone effect worksurfaces and integrated sinks with mixer taps and integrated drainers, matching composite stone effect splashbacks, large island unit with breakfast bar, Neff hob and heating pad, integrated Neff double oven, integrated fridge, integrated freezer, integrated dishwasher, vaulted ceiling with extractor fan, pendant lighting, wall mounted and inset ceiling downlighting, wood effect luxury vinyl herringbone flooring, sliding patio doors and further French doors to rear garden, array of TV and power points, wall mounted radiators. Doorway to pantry with matching stone effect composite worksurface, splashbacks and shelving, storage cupboards, power, inset ceiling downlighting, Crittall-style door with obscure glazing, wood effect luxury vinyl herringbone flooring. Door to:

Garage

With electric up-and-over roller shutter, inset ceiling downlighting and power points.

Home Office 12'4" x 9'7"

With windows to both front and side aspects, ceiling lighting, wall mounted fuseboard, wall mounted radiator, fitted carpet, TV and power points.

Cloakroom

Comprising a low level WC with integrated brushed brass flush, wall mounted wash hand basin with brushed brass mixer tap, half-tiled surround, ceiling lighting, extractor fan, obscure window to side, wood effect luxury vinyl flooring, wall mounted radiator.

Utility Room

With inset ceiling downlighting, cupboard housing boiler, glazed door to rear entertaining terrace and garden beyond, recess power and plumbing for both washing machine and tumble dryer, further storage cupboards, stone effect worksurface, wood effect luxury vinyl herringbone flooring.

First Floor Landing

With window to rear, stairs rising to second floor, ceiling lighting, fitted carpet, doors to rooms.

Living Room 16'1" x 12'3"

With French doors and Juliet balcony, further window to front, ceiling lighting with ornate ceiling rose and coving, feature stone contemporary fireplace, wall mounted radiator, fitted carpet, TV and power points.

Bedroom 3 – 11'6" x 9'7"

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

Bedroom 5/Dressing Room – 12'2" x 7'7"

With windows to both front and side aspects, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Family Bathroom

Comprising a four piece suite of free-standing contemporary bath with brushed brass mixer tap and shower attachment over, low level WC with brushed brass integrated flush, wall mounted wash hand basin with brushed brass mixer tap, fully tiled and glazed shower cubicle with integrated twin-head shower, obscure window to rear, inset ceiling downlighting, oak effect tiled chevron flooring.

Second Floor Landing

With window to rear, pendant ceiling lighting, access to loft, wall mounted radiator, power points, airing cupboard housing pressurised hot water cylinder and slatted shelves, fitted carpet and doors to rooms.

Bedroom 1 – 16'3" x 12'3"

With two windows to front, ceiling lighting, wall mounted radiators, power points, fitted carpet, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, wall mounted wash hand basin with mixer tap, vanity storage beneath and light-up vanity mirror above with electric shaving point, full-tiled surround, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, obscure window to side, wood effect luxury vinyl flooring.

Bedroom 2 – 11'6" x 9'7"

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

Bedroom 4 – 12'3" x 7'9"

With windows to both front and side aspects, ceiling lighting, wall mounted radiator, fitted carpet and power points.

2nd Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, further integrated shower, glazed screen, full-tiled surround, close coupled WC, wall mounted wash hand basin with mixer tap, storage beneath and light-up vanity mirror above with electric shaving point, inset ceiling downlighting, obscure window to rear, wall mounted chromium heated towel rail, extractor fan, wood effect luxury vinyl flooring.

OUTSIDE

The Front

The front of the property is approached via a block-paved driveway supplying off-street parking, protected via a mature hedge with feature silver birch tree, further planting and grass leading to front door and garage, personnel gate to side supplying access to:

Rear Garden

Split into a variety of sections with large entertaining terrace, lawn, barbeque area, timber shed. Outside lighting and water points can all be found, all retained via close boarded fencing with mature Copper Beech trees to side.



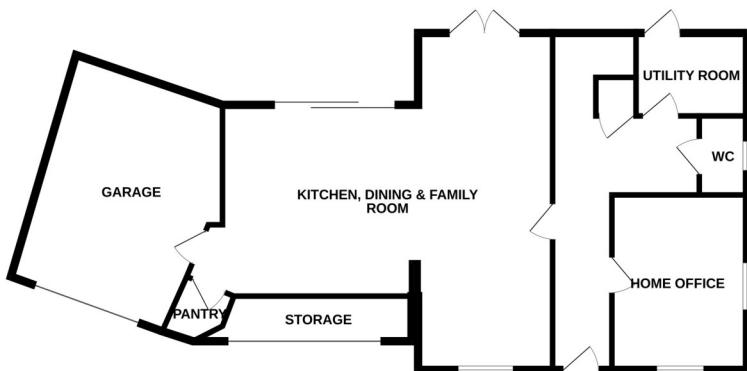
DETAILS

EPC

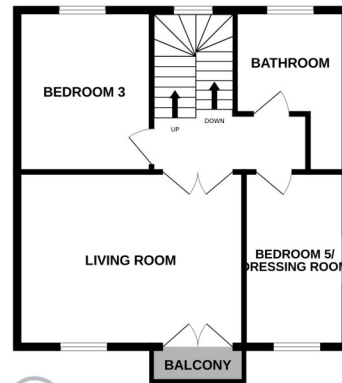
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

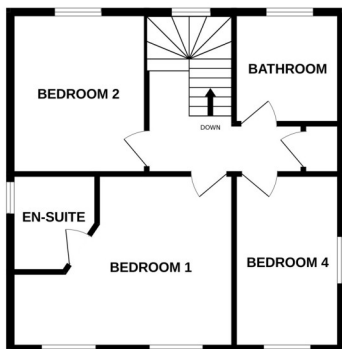
GROUND FLOOR
1001 sq.ft. (93.0 sq.m.) approx.



1ST FLOOR
553 sq.ft. (51.4 sq.m.) approx.



2ND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



PESTELL & Co
ESTABLISHED 1991

TOTAL FLOOR AREA : 2112 sq.ft. (196.2 sq.m.) approx.

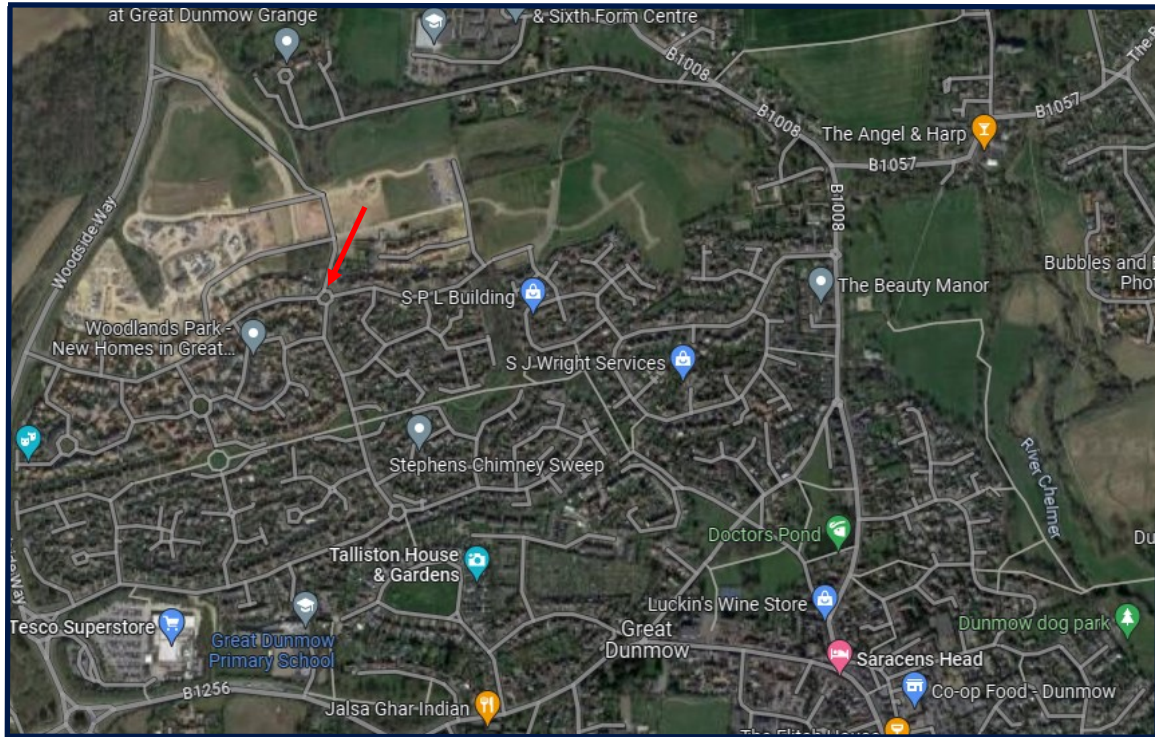
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Made with Metropix ©2026

GENERAL REMARKS & STIPULATIONS

Briar Road 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

2 Briar Road, Woodlands Park, Great Dunmow,
Essex, CM6 1ZL

COUNCIL TAX BAND

Band F

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 02/05/2026. 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?

Interested in land acquisition?

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?