



GUELDER ROSE, WOODLANDS PARK, GREAT DUNMOW OFFERS OVER – £650,000

- A WELL-PRESENTED 5 BEDROOM END-TERRACE FAMILY HOME
- KITCHEN, DINING & FAMILY ROOM WITH INTEGRATED APPLIANCES
- HOME OFFICE
- UTILITY ROOM & DOWNSTAIRS WC
- LIVING ROOM WITH JULIET BALCONY
- EN-SUITE TO PRINCIPAL BEDROOM
- ROOF TERRACE TO SIDE
- OFF-STREET PARKING & DOUBLE GARAGE
- BEAUTIFUL REAR GARDEN WITH ENTERTAINING PATIO AND LAWN
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOLS AND TESCO

Located on the popular Woodlands Park is this well-presented 5 bedroom detached house which boasts a kitchen, dining & family room with integrated appliances, home office, downstairs WC & utility room, living room with French doors to Juliet balcony, en-suite to the principal bedroom, en-suite and dressing area to bedroom 2, roof terrace, a second WC to the first floor and family bathroom. Externally, this property benefits from a double garage, off-street driveway parking for 4-5 vehicles and a beautiful rear garden laid to entertaining patio and lawn.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With stairs turning to first floor landing with understairs storage cupboard, further cloaks storage cupboard with wall mounted fuseboard, wall mounted radiator, power points, fitted carpet and doors to rooms.

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap, half-tiled surround, ceiling lighting, extractor fan, wall mounted radiator, wood effect tiled flooring.

Home Office 8'9" x 6'0"

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

Kitchen, Dining & Family Room 18'3" x 14'1"

With bi-folding doors opening out onto entertaining terrace and garden beyond, kitchen 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, 5-ring gas Range hob with twin oven under, stainless steel splashback and extractor fan above, integrated fridge freezer, integrated dishwasher, inset ceiling lighting and counter display lighting, TV and power points, wall mounted radiator, wood effect tiled flooring, door through to:

Utility Room

With base level units with stone effect worksurface, tiled splashback, single bowl half-drainer stainless steel sink unit with mixer tap, cupboard housing boiler, recess power and plumbing for both washing machine and tumble dryer, panel and glazed door to entertaining terrace and garden beyond, further window to side, inset ceiling downlighting, extractor fan, array of power points, wall mounted radiator, wood effect tiled flooring. Door into pantry with ceiling lighting and wood effect tiled flooring.

First Floor Landing

With stairs turning to second floor landing, ceiling lighting, power points, fitted carpet and doors to rooms.

Living Room 25'3" x 18'5"

With three windows to rear and French doors and Juliet balcony to front overlooking the Guelder Rose manicured green, ceiling lighting with ceiling roses, ornate coving to ceiling, wall mounted radiators, feature gas fireplace with contemporary stone surround, TV and power points, fitted carpet.

Bedroom 2 – 12'4" x 10'10"

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

Dressing Room

With window to rear, ceiling lighting, wall mounted radiator, power points, fitted carpet and 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, full-tiled surround, light-up vanity mirror with electric shaving point, obscure window to side, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, wood effect linoleum flooring.

Bedroom 5 – 8'10" x 6'1"

With window to front overlooking the Guelder Rose manicured green, ceiling lighting, ornate coving to ceiling, wall mounted radiator, TV and power points, fitted carpet.

Guest Loo

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap, half-tiled surround, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, obscure window to front, light-up vanity mirror with electric shaving point, wood effect linoleum flooring.

Second Floor Landing

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

Bedroom 1 – 16'1" x 12'8"

With two windows to front overlooking the Guelder Rose manicured green, ceiling lighting, wall mounted radiators, Tv and power points, fitted carpet and door to:

En-suite

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

Bedroom 3 – 12'4" x 11'9"

With two windows to rear, ceiling lighting, wall mounted radiator, telephone and power points, fitted carpet.

Bedroom 4 – 12'5" x 8'5"

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

Roof Terrace - 17'11" x 8'9" max

In a south-facing orientation with decking, brick wall and railing, ideal for summer evenings.

Family Bathroom

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

OUTSIDE

The Front

The front of the property is approached via the Guelder Rose circus with a block-paved driveway supplying off-street parking for at least 4-5 vehicles, lawn and hedging to front, outside lighting, access to double garage with up-and-over door, power and lighting within, personnel gate to side leading into:

Rear Garden

Split into 2 sections of entertaining patio and lawn, all retained via close boarded fencing with mature shrub and herbaceous flower borders, outside lighting and water point can also be found.



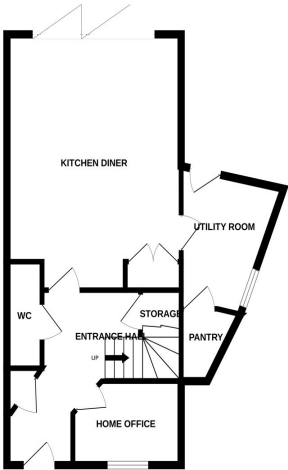
DETAILS

EPC

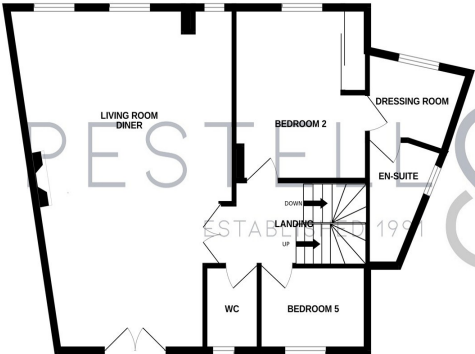
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

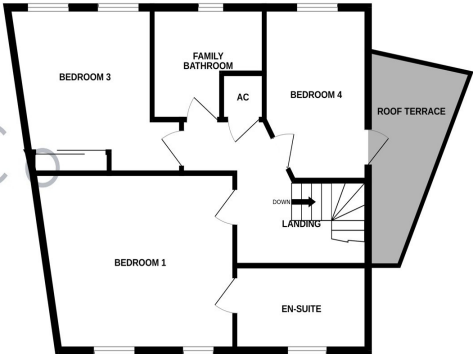
GROUND FLOOR
518 sq.ft. (47.9 sq.m.) approx.



1ST FLOOR
742 sq.ft. (69.0 sq.m.) approx.



2ND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 1923 sq.ft. (178.6 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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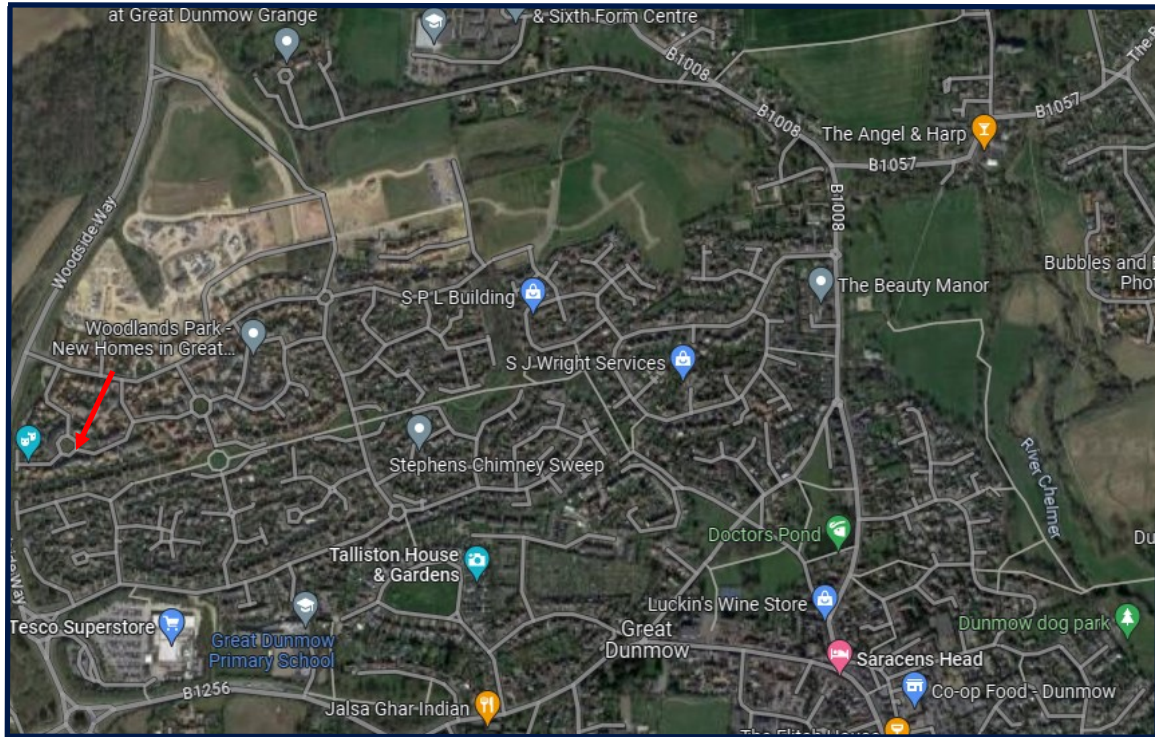
TOTAL FLOOR AREA : 290 sq.ft. (27.0 sq.m.) approx.

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GENERAL REMARKS & STIPULATIONS

Guelder Rose 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

30 Guelder Rose, Woodlands Park, Great
Dunmow, Essex, CM6 1XF

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 05/05/2026. 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

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