PESTELL & Co

ESTABLISHED 1991









WOODLANDS PARK DRIVE, WOODLANDS PARK
GUIDE PRICE - £425,000

- NO ESTATE MANAGEMENT FEES
- ***100% SDLT CONTRIBUTION***
- NHBC AWARD WINNING DEVELOPMENT
- TRADITIONALLY BUILT 751 SQ FT - 2 BEDROOM - 2 BATH SEMI-DETACHED HOME
- MOVE IN READY WITH FITTED CARPETS, WINDOW DRESSINGS, PATIO AND TURFED GARDENS
- BURBIDGE KITCHEN WITH FITTED APPLIANCES
- LIVING ROOM DINER WITH FRENCH DOORS TO SOUTH-FACING GARDEN
- 1 EN-SUITE & 1 FAMILY BATHROOM, BOTH WITH ROCA SANITARYWARE
- SINGLE GARAGE & PARKING
- INTERNAL DETAILING SUCH AS ORNATE COVING, CEILING ROSES & ARCHITRAVE ROSETTES

100% SDLT CONTRIBUTION The Swift is a two double bedroom traditional built home with accommodation over two floors. Every home on this phase also has photovoltaic array (PV panels) to help keep those electricity bills low and a dedicated electricity supply point is ready for your chosen car charger. The large living room diner benefits from having French doors to the south facing rear garden. Comprising a Burbidge kitchen with integrated appliances, en-suite to bedroom 1 and a well-appointed family bathroom. A decorative entrance porch and high quality cast stone window cills and lintels provides characterful features to this house type. Externally, Plot 407 offers off street parking space, single garage and south facing rear garden with entertaining patio and turfed lawn.



















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

Ground Floor

Kitchen 9' 1" x 8' 5" (2.77m x 2.57m)
A thoughtfully designed Burbidge fitted kitchen that benefits from an integrated Bosch double oven, and stone effect worksurface with tiled splashback. Stainless steel sink with mixer tap. Tiled flooring and window to front aspect.

Living Room Diner 16' 1" x 12' 1" (4.9m x 3.68m)
French doors and window to rear south facing aspect. Fitted carpet, TV and CAT 6 cabling points. There is also a useful storage cupboard.

Cloakroom 5' 11" x 3' 6" (1.8m x 1.07m)
Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround and tiled floor.

1st Floor

Bedroom 1 - 12' 10" x 10' 8" (3.91m x 3.25m)
With windows to front aspect, ceiling lighting, fitted carpet, door to:

En-suite 5' 7" x 5' 4" (1.7m x 1.63m)
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. Half tiled surround. Obscure window to front.

Bedroom 2 - 13' 1" x 9' 2" (3.99m x 2.79m)
With windows to rear aspect, ceiling lighting, fitted carpet.

Family Bathroom 6' 8" x 6' 6" (2.03m 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 rear.

OUTSIDE

Garden, Garage and Parking
The large south facing fully turfed garden with an entertaining patio area, outside lighting and water point, close boarded fencing with personnel gate leading to a block paved driveway supplying off street parking and a single garage.





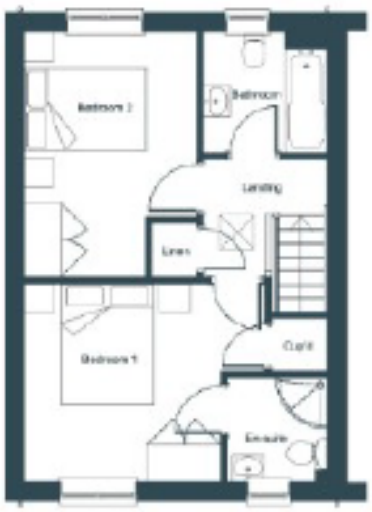


DETAILS

EPC:

TO FOLLOW

FLOOR PLAN:



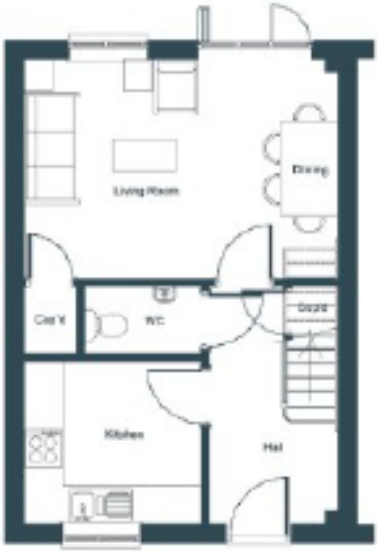
First Floor

Bedroom 1
3245 x 3900mm | 10'8" x 12'10"

Bedroom 1 Ensuite
1700 x 1620mm | 5'7" x 5'4"

Family Bathroom
1980 x 2025mm | 6'6" x 6'8"

Bedroom 2
4000 x 2790mm | 13'1" x 9'2"



Ground Floor

Hall
3765 x 2015mm | 12'4" x 6'7"

Living Room & Dining
3685 x 4900mm | 12'1" x 16'1"

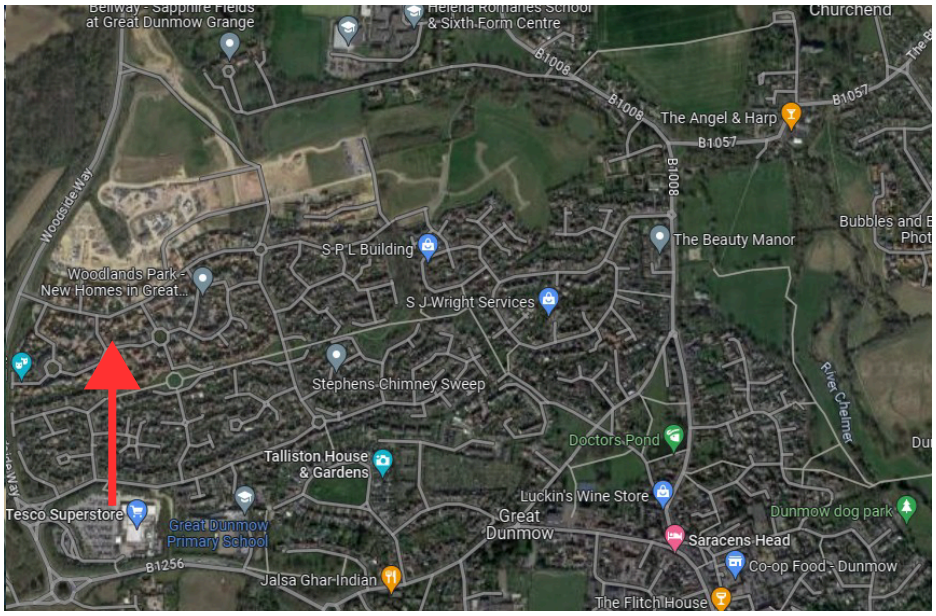
Kitchen
2560 x 2770mm | 8'5" x 9'1"

Cookroom
1070 x 1880mm | 3'6" x 6'2"

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 407 Swift, 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.

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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?