



11 WOODLANDS WALK

Dunmow, CM6 1YQ

£700,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Six Bedroom Detached Executive Home
- Four Bathrooms including Two En Suites
- Two Reception Rooms Plus Study/Playroom
- Kitchen / Breakfast Room
- Cloakroom and Separate Utility Room
- Double Garage and Parking
- Good Sized Plot with Front Rear and Side Garden Areas
- Situated at the end of a Cul-De-Sac Location





Property Description

THE PROPERTY

Well situated on the award winning 'Woodlands Park' overlooking 'Woodlands Walk'. This impressive six bedroom property is tucked away at the end of a cul-de-sac. Good sized plot front, rear and side together with a double garage. In all an impressive 2591 SQ FT.

Set at the end of a quiet cul-de-sac with views out over 'Woodlands Walk' this spacious six-bedroom detached family home immaculately presented throughout. The property is arranged over three floors and offers 2591 Sq Ft of accommodation including the garage.

When you enter you are met with a large entrance hallway that wraps around with access to a spacious downstairs

cloakroom, front office or playroom, a beautiful modern kitchen with a selection of cabinetry, copious work surfaces with five burner gas hob and extractor fan above, integrated appliances (dishwasher, fridge/freezer).

Access through to a utility room with side door giving access to the garden. The dining room offers a delightful space ideal for social dinners and could also be used as a second reception room or snug. The main family lounge has dual aspect windows with French doors to the garden and patio area. There is a feature fireplace and ample room to kick back and relax..

On first floor you are welcomed to a sizeable wraparound landing with the principal bedroom directly in front of you offering a great double room with large en-suite bathroom

with tub, separate shower, low level w/c and wash hand basin. Bedroom two is also a large double room with en-suite shower room, there are two further smaller bedrooms currently used as a dressing room with wardrobes both sides and an exercise room, the modern tiled family bathroom offers a warm relaxed feel with feature bathtub, separate shower, low level w/c and wash hand basin.

The second floor is a great space ideal for guests if family or friends were to stay, with two double bedrooms and another sizeable bathroom.

Outside there is a well-presented garden, mainly laid to lawn and well stocked with flower and shrub borders.

To the front there is a large driveway and large garage for two cars with footpath to the front door and side access.

Freehold

All main services connected

Council Tax Band G

EPC - C

THE LOCATION

Great Dunmow is an ancient Flich town and is particularly a popular location with commuters, situated between Bishop's Stortford, Braintree and Chelmsford.

Road travel to London is well serviced by the M11 (Junction 8) which is easily accessed by the A120 bypass, which also

links to London Stansted Airport and the Stansted Express (5 miles) with a rail service to London Liverpool Street in approximately 35 minutes.

There are a number of schools in the area including Felsted Private School (within 4.5 miles), New Hall Independent School (within 13 miles) Bishop's Stortford College (10.6 miles), two outstanding schools in Chelmsford: Chelmsford County High School for Girls and King Edward VI Grammar School (both within around 13 miles) and Chelmsford County High School for Girls (12.7 miles).

Great Dunmow enjoys quality shopping and schooling facilities and is itself a thriving town. Chelmsford city has a wider variety of shops with a pedestrianised centre, together with an area known as Bond Street which includes John

Lewis and many other independent and quality branded shops.

Bishop's Stortford – 10 miles (London Liverpool Street from 38 minutes, Cambridge from 30 minutes), Chelmsford – 14.7 miles, Stansted Airport – 7.7 miles. (Distances and times are approximate).

DIRECTIONS

Passing Tesco proceed along the B184/Woodside Way towards Thaxted, turn right onto Woodlands Park Drive, then take the second right onto Guelder Rose, then turn left onto Snowberry Road, take the third exit at the mini roundabout continuing along Snowberry Road leading to Woodlands Walk, turn right at the bottom and the property is located at the end of the cul-de-sac.





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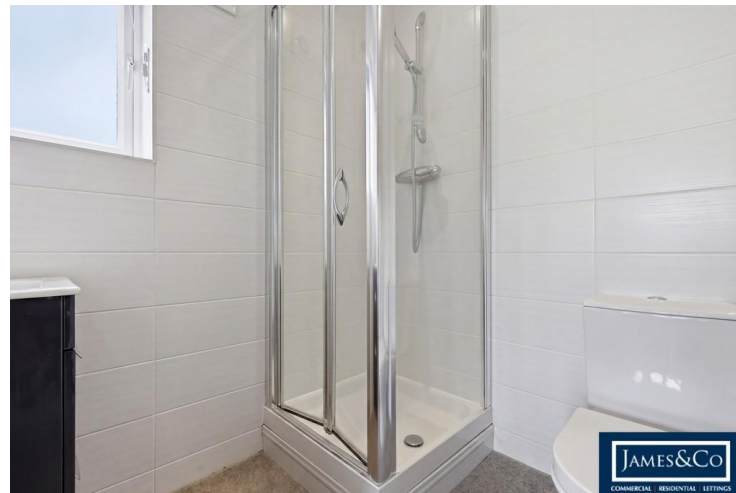
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ENTRANCE HALL

CLOAKROOM

STUDY

10' 0" x 8' 3" (3.05m x 2.53m)

DINING AREA

11' 10" x 10' 0" (3.62m x 3.05m)

LIVING ROOM

20' 9" x 12' 2" (6.35m x 3.73m)

KITCHEN/ BREAKFAST ROOM

15' 4" x 10' 8" (4.68m x 3.26m)

UTILITY ROOM

7' 0" x 5' 3" (2.14m x 1.62m)

FIRST FLOOR

LANDING

BEDROOM 1

13' 11" x 11' 4" (4.25m x 3.46m)

EN SUITE

BEDROOM 2

14' 10" x 10' 8" (4.54m x 3.26m)

EN SUITE

BEDROOM 3

9' 9" x 8' 3" (2.98m x 2.53m)

BEDROOM 4 / DRESSING ROOM

11' 11" x 8' 6" (3.64m x 2.61m)

FAMILY BATHROOM

SECOND FLOOR

LANDING

BEDROOM 5

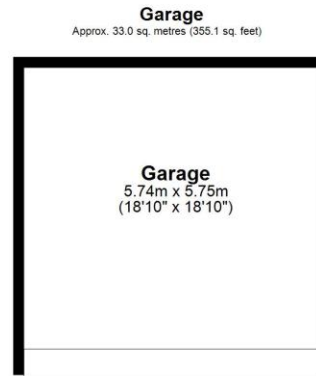
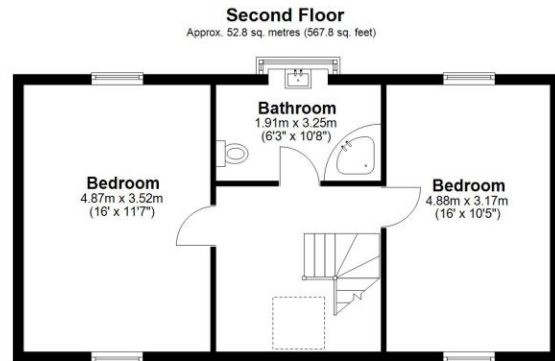
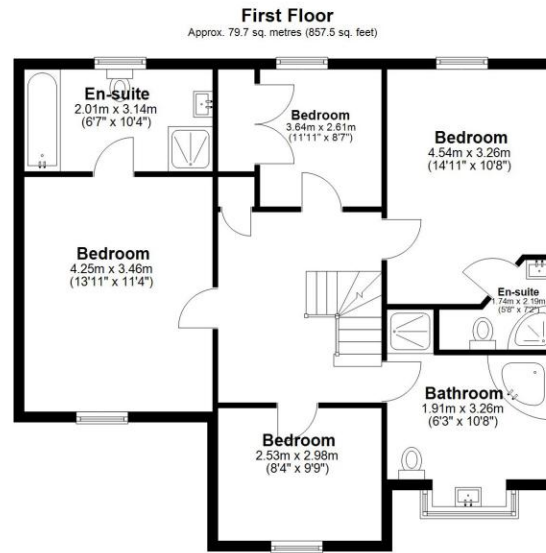
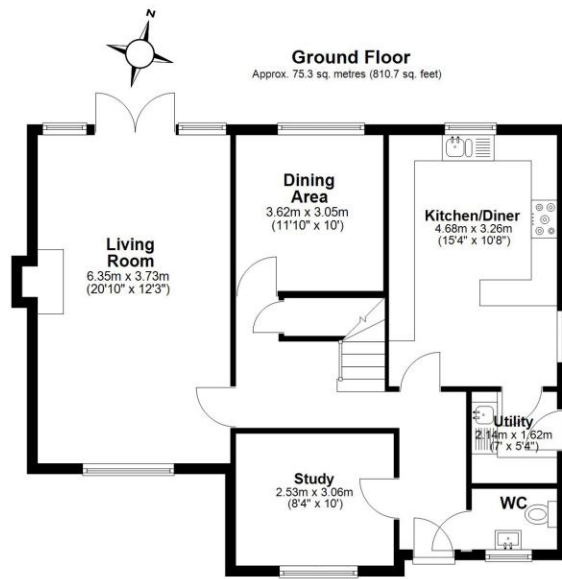
16' 0" x 11' 7" (4.88m x 3.53m)

BEDROOM 6

16' 0" x 10' 5" (4.88m x 3.18m)

SHOWER ROOM

DOUBLE GARAGE



Total area: approx. 240.7 sq. metres (2591.2 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Woodlands Walk

COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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



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