



ALMOND ROAD, WOODLANDS PARK

GUIDE PRICE – £415,000

- NO ONWARD CHAIN
- 3 BEDROOM SEMI-DETACHED HOME
- KITCHEN WITH INTEGRATED APPLIANCES
- LARGE LIVING ROOM
- DINING ROOM WITH FRENCH DOORS TO REAR GARDEN
- RECENTLY REDECORATED
- EN-SUITE TO PRINCIPAL BEDROOM
- SPACIOUS REAR GARDEN
- OFF-STREET PARKING AND GARAGE
- WALKING DISTANCE TO PRIMARY SCHOOL AND SUPERMARKET

Located on the popular Woodlands Park and within walking distance to the local primary schools and Tesco is this 3 bedroom semi-detached home, which is offered with NO ONWARD CHAIN and boasts a ground floor cloakroom, integrated kitchen, large living room, dining room with French doors to the rear garden, principal bedroom with an en-suite and two further bedrooms that share the family bathroom. Externally, there is a spacious rear garden and a single garage with an off-street parking space in front.





With panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, smoke alarm, power points, wood effect linoleum flooring, doors to rooms.

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap, wall mounted Logic boiler, wall mounted fuseboard, ceiling lighting, obscure window to front, wall mounted radiator and tiled flooring.

Living Room 16'8" x 10'6" max

With windows to both front and rear aspect, ceiling lighting, smoke alarm, feature fireplace with stone surround, wall mounted radiators, TV point, telephone point, power points, newly fitted carpet, door through to:

Dining Room 8'10" x 9'0" max

With French doors and sidelights leading out to rear entertaining patio and garden beyond, further windows to either side, ceiling lighting, wall mounted radiator, power points, large understairs storage cupboard, wood effect linoleum flooring, opening through to:

Kitchen 12'11" x 8'8"

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, 4-ring gas hob with oven under and stainless steel extractor fan above, integrated fridge freezer, integrated washing machine, integrated dishwasher, window to side, wall mounted radiator, telephone and power points, counter display lighting, inset ceiling downlighting and tiled flooring.

First Floor Landing

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

Bedroom 1 – 13'3" x 8'10"

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

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap and vanity mirror above, close coupled WC, wall mounted chromium heated towel rail, inset ceiling downlighting, extractor fan, obscure window to front, luxury vinyl flooring.

Bedroom 2 – 8'11" x 7'5"

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

Bedroom 3 – 7'5" x 7'5"

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

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment, half-tiled surround, close coupled WC, pedestal wash hand basin with mixer tap and vanity mirror above, extractor fan, inset ceiling downlighting, obscure window to front, wall mounted radiator, luxury vinyl flooring.

OUTSIDE

The Front

The front of the property is approached via a pathway leading to front door with lawned area and hedging, personnel gate to side leading to rear garden, parking court to side giving access to a single garage and parking space in front.

Rear Garden

Split into a variety of sections of entertaining patio, raised decked area, lawn and shingle, all retained via close boarded fencing with feature trees and planting. Outside lighting, power and water point can also be found.



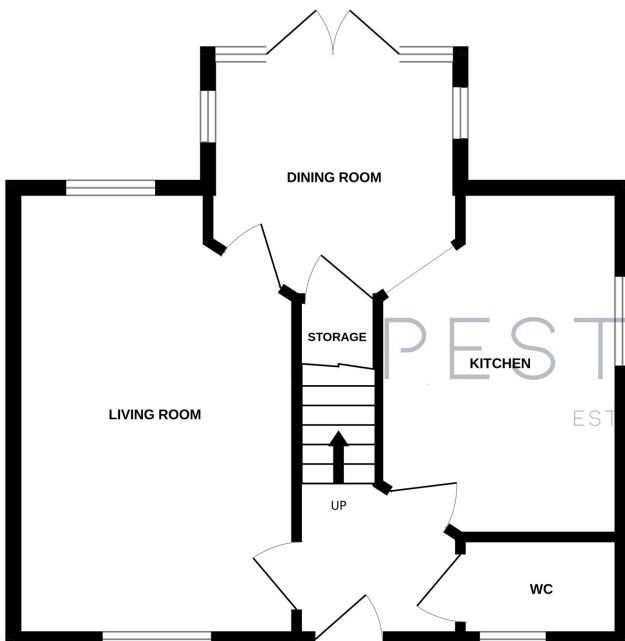
DETAILS

EPC

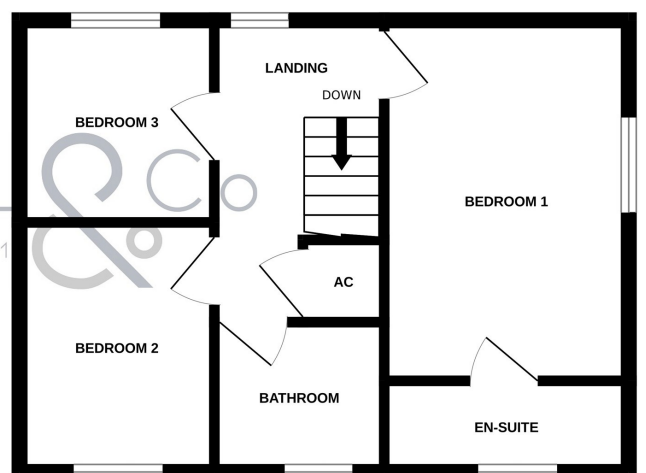
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.1 sq.m.) approx.

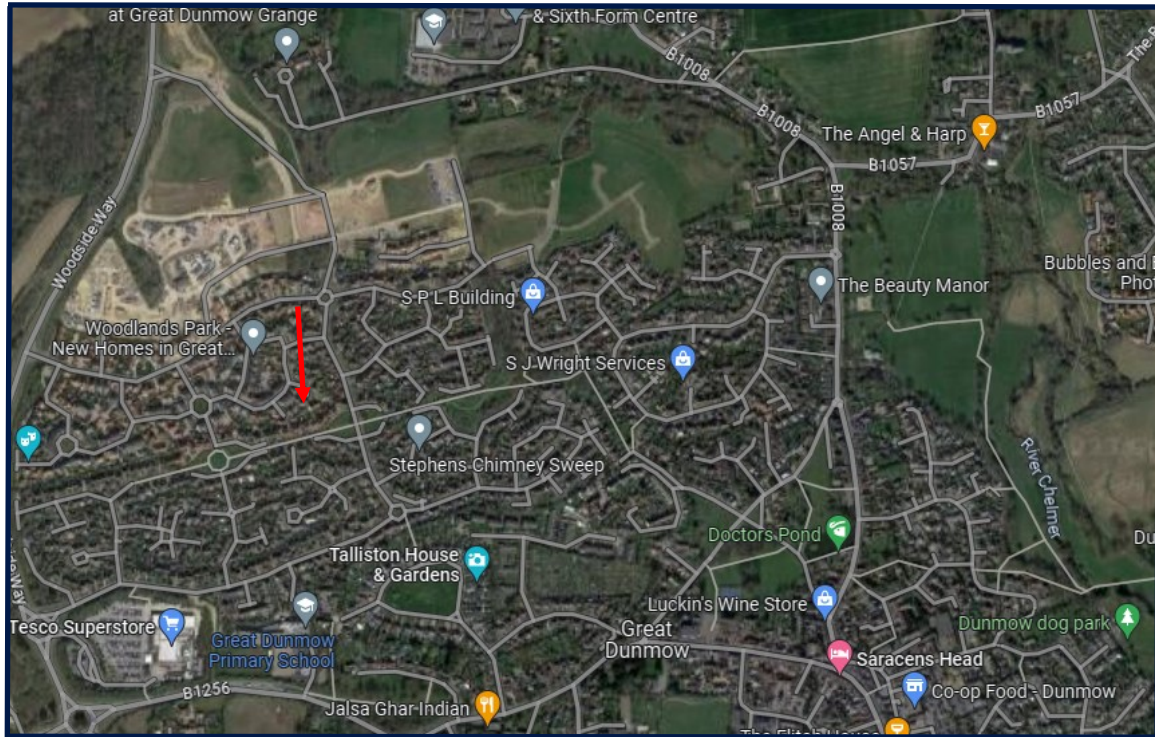
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Almond 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

53 Almond Road, Woodlands park, Great Dunmow, Essex, CM6 1XU

COUNCIL TAX BAND

Band D

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 15/09/2026. 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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Are you a developer looking for an agent to market or value your site?