PESTELL & Co

ESTABLISHED 1991









WOODLANDS PARK DRIVE, WOODLANDS PARK
GUIDE PRICE - £510,000

- NO ESTATE MANAGEMENT FEES
- ***100% SDLT CONTRIBUTION***
- NHBC AWARD WINNING DEVELOPMENT
- A TRADITIONALLY BUILT 1049 SQ FT - 3 BEDROOM - 2 BATH SEMI-DETACHED HOME
- MOVE IN READY WITH FITTED CARPETS, WINDOW DRESSINGS, PATIO AND TURFED GARDENS
- BURBIDGE KITCHEN DINER WITH FITTED APPLIANCES & SEPARATE UTILITY
- LARGE LIVING ROOM WITH FEATURE STONE FIREPLACE
- 1 EN-SUITE & 1 FAMILY BATHROOM, BOTH WITH ROCA SANITARYWARE
- EN BLOC GARAGE & BLOCK-PAVED DRIVEWAY PARKING
- INTERNAL DETAILING SUCH AS ORNATE COVING, CEILING ROSES & ARCHITRAVE ROSETTES

100% SDLT CONTRIBUTION The Puffin is a three bedroom traditional 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. Comprising an open plan kitchen dining room with bi-folding doors to the west facing rear garden, a separate utility and cloakroom, living room with a focal fireplace, three bedrooms with the principal having an en-suite and a well-appointed family bathroom. A decorative roof porch and cast stone window cills provide characterful features to this family home.



















Ground Floor

Living Room 15'9" x 13'0" (4.8m x 3.96m)
A living room with large window to front. Feature quality Stone fireplace with an electric flame effect fire. The room also benefits from TV and CAT 6 cabling points. Door to:

Kitchen Diner 22' 5" x 9' 2" (6.83m x 2.79m)
A thoughtfully designed Burbidge kitchen diner with quality integrated appliances along with an integrated Bosche double oven, wood effect worksurfaces with tiled splashbacks. Stainless steel sink with mixer tap. Tiled flooring with bi-folding doors to west facing rear garden and windows to side and rear aspects. Door to:

Utility Room 5'11" x 5'10" (1.8m x 1.78m)
With matching fitted cupboards and worksurface keeping all the laundry appliances in one place. Stainless steel sink with mixer tap, tiled flooring, door to rear garden. Further door to:

Cloakroom 5'10" x 3'2" (1.78m x 0.97m)
Comprising Roca sanitaryware and built-in wash basin storage unit. Half tiled surround and tiled floor. Obscure window to rear.

First Floor

Bedroom 1 - 12'10" x 10'2" (3.91m x 3.1m)
With windows to rear aspect, ceiling lighting, fitted carpet, door to:

En-suite 6'7" x 4'11" (2.01m x 1.5m)
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 rear.

Bedroom 2 - 12'0" x 9'5" (3.66m x 2.87m)
With windows to front aspect, ceiling lighting and fitted carpet.

Bedroom 3 - 10'0" x 8'9" (3.05m x 2.67m)
With window to front aspect, ceiling lighting and fitted carpet. Storage cupboard.

Family Bathroom 6'7" x 6'7" (2.01m x 2.01m)
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 west facing fully turfed garden with an entertaining patio area, outside lighting and water point, close boarded fencing with an en bloc garage and block paved driveway.







DETAILS

EPC:

TO FOLLOW

FLOOR PLAN:



First Floor

Bedroom 1
3920 x 3100mm | 12'10" x 10'2"

Bedroom 1 Ensuite
2000 x 1510mm | 6'7" x 4'11"

Family Bathroom
2000 x 2000mm | 6'7" x 6'7"

Bedroom 2
2870 x 3670mm | 9'5" x 12'0"

Bedroom 3
2670 x 3050mm | 8'9" x 10'0"



Ground Floor

Hall
3970 x 1990 mm | 13'0" x 6'3"

Living Room
4790 x 3970mm | 15'9" x 13'0"

Kitchen & Dining
2800 x 6830mm | 9'2" x 22'5"

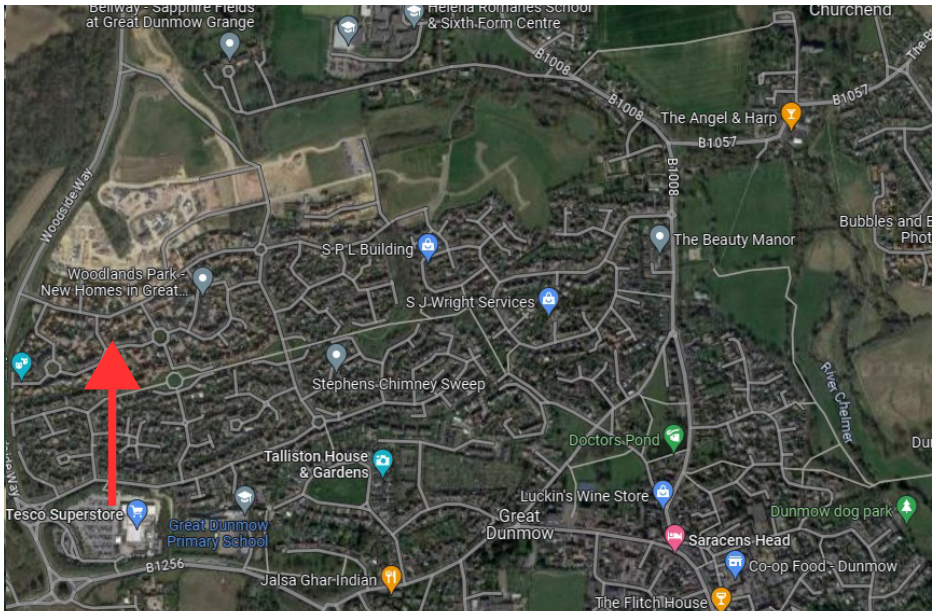
Utility
1810 x 1770mm | 5'11" x 5'10"

Cloakroom
960 x 1770mm | 3'2" x 5'10"

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 399 Puffin, 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?