



# PESTELL & CO

ESTABLISHED 1991



WALNUT WALK, WOODLANDS PARK  
TO LET: £1,450 PCM

2 BEDROOM END OF TERRACE | AVAILABLE MID OCTOBER |  
UNFURNISHED | KITCHEN DINER | LIVING ROOM | 2 DOUBLE  
BEDROOMS | GOOD DECORATIVE ORDER THROUGHOUT | 2  
ALLOCATED PARKING SPACES | WEST FACING REAR GARDEN |  
WELL LOCATED FOR SCHOOLS | WALKING DISTANCE TO TOWN  
CENTRE

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

A well presented 2 bedroom end of terrace home split over 2 floors. Comprising a kitchen diner, cloakroom, living room with French doors to the rear garden on the ground floor whilst enjoying 2 double bedrooms and a family bathroom on the first floor. Externally, the front of the property is approached by a block paved pathway for the sole use of the terraced houses along with two flower beds. To the side there is two allocated parking spaces. At the rear of the house, the doors from the living room open up to a west facing low maintenance garden with a patio area.



ENTRANCE HALL

CLOAKROOM

KITCHEN DINER  
14'4" X 10'3"

LIVING ROOM  
14'4" X 9'11"





FIRST FLOOR LANDING

BEDROOM 1 14'4" X 10'0"

BEDROOM 2 10'5" X 7'11"

FAMILY BATHROOM

WANT TO VIEW THIS PROPERTY?

DO YOU HAVE ANY QUESTIONS?

PLEASE DO NOT HESITATE TO CONTACT US AT 01371 879100



With panel and obscure glazed front door opening into:

#### ENTRANCE HALL

With ceiling lighting, smoke alarm, tile effect floor and doors to rooms.

#### CLOAKROOM

Comprising close coupled WC, wall mounted wash hand basin with twin tap and tiled splashback, wall mounted radiator, wall mounted fuse board, ceiling lighting, extractor fan, electric shaving point and tile effect flooring.

#### KITCHEN DINER 14'4" x 10'3" Max

With kitchen comprising an array of eye and base level cupboards and drawers, complimentary stone effect work surface and tiled splashback, four ring stainless steel hob with extractor fan above and single oven beneath, single bowl single drainer stainless steel sink unit with mixer tap, recess and power for fridge and freezer, recess, power and plumbing for washing machine, panel and glazed door and window leading to rear garden, inset ceiling and ceiling lighting, wall mounted radiators, bay window to front, an array of power points and tiled flooring.

#### LIVING ROOM 14'4" x 9'11"

With bay window to front, French doors and sidelights to rear garden, ceiling lighting, wall mounted radiators, TV, telephone and power points, wall mounted thermostat and stairs rising to first floor landing.

#### FIRST FLOOR LANDING

With access to loft, ceiling lighting, smoke alarm, wall mounted radiator, power point, fitted carpet and doors to rooms.

#### BEDROOM 1 14'4" x 10'0"

With windows to both front and rear aspects, ceiling lighting, wall mounted radiator and TV, telephone and power points.

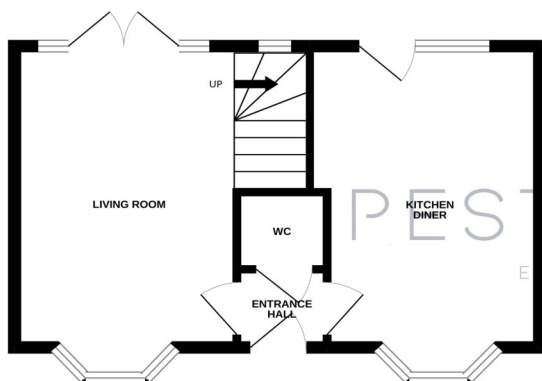
#### BEDROOM 2 10'5" x 7'11"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, cupboard housing hot water cylinder and slatted shelves, fitted carpet.

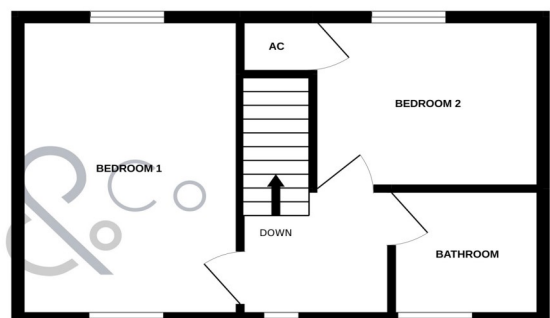
#### FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, tiled surround and shower curtain, pedestal wash hand basin with mixer tap, close coupled WC, wall mounted radiator, electric shaving point, obscure window to front, inset ceiling downlighting, extractor fan, half tiled surround and linoleum flooring.

GROUND FLOOR  
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.3 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.  
Made with Metropix ©2022

## THE PROPERTY

The front of the property is approached via a block paved pathway for the sole use of the terraced houses. Two flower beds and block paved pathway leading to a personnel gate supplying access to:

## REAR GARDEN

Laid primarily to shingle and paving, completely retained by close boarded fencing with shrub and flower borders, eucalyptus tree to rear, outside lighting and water point can also be found.

## PARKING

There are 2 off road allocated parking spaces available to the side for this property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88   B
69-80	C	73   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60



## THE LOCATION

WALNUT WALK is located within walking distance to Great Dunmow's town centre which offers shopping, eateries and recreational facilities as well as being just a short walk to both local primary and secondary schooling. Further secondary schooling can also be found in Newport and Stansted Mountfitchet. Transport links include the mainline train station at Stansted Mountfitchet or Elsenham which supply direct railway links to London Liverpool Street Station. Close by is the A120 giving quick and easy access to the M11/M25 access points to Colchester and London Stansted International Airport.

GENERAL REMARKS & STIPULATIONS

Folio R28894

FULL ADDRESS

10 Walnut Walk, Woodlands Park, Dunmow CM6 1GP

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER  
01799 510510

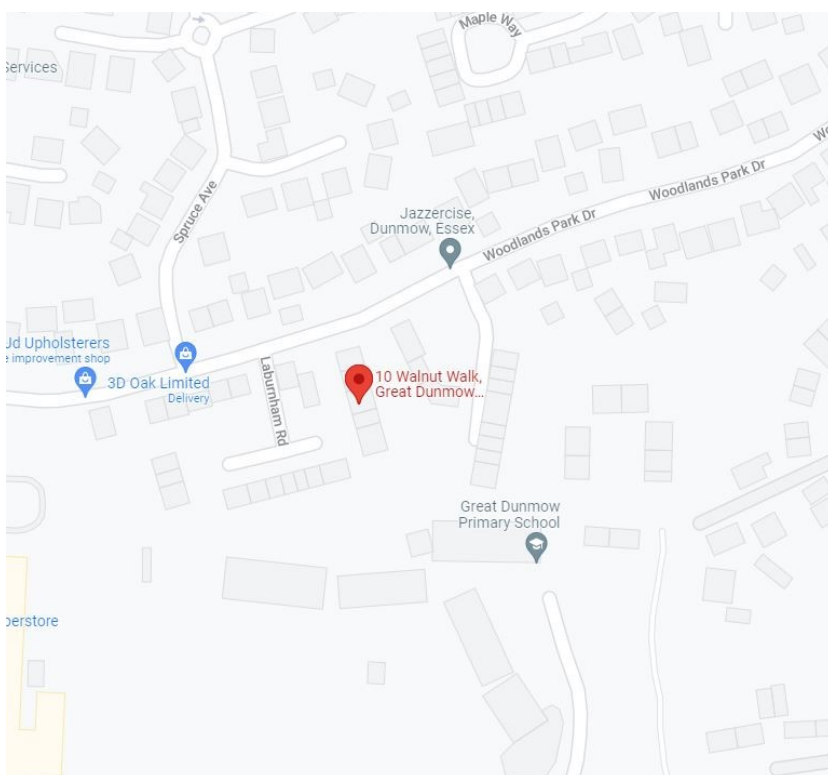
COUNCIL TAX BAND

Band C

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

**7 days a week.** Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

**AGENTS NOTE:** 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.

ESTABLISHING OURSELVES AS A LEADING LOCAL  
AGENT FOR 31 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL 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?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?