



## WILLOW ROAD, GREAT DUNMOW

TO LET - £1,200 PCM

- AVAILABLE IMMEDIATELY - UNFURNISHED
- TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT
- LARGE LIVING ROOM DINER WITH JULIET BALCONY
- KITCHEN
- FAMILY BATHROOM
- 1 ALLOCATED PARKING SPACE
- COMMUNAL GARDENS
- TELEPHONE ENTRY SYSTEM
- WALKING DISTANCE TO LOCAL AMMENTIES AND SCHOOLING

We are pleased to offer this immaculately presented 2 double bedroom second floor apartment on Woodlands Park. Comprising a large Living Room Diner with Juliet balcony, kitchen, two double bedrooms, spacious entrance hall with storage and a family bathroom. Externally the apartment enjoys a well-manicured rear communal garden and an allocated parking space.







Timber door opening into:

### **Entrance Hall**

With ceiling lighting, smoke alarm, wall mounted radiator, telephone entry system, wall mounted fuseboard, wood effect laminate flooring, two large storage cupboards, power points, doors to rooms.

### **Living Room Diner: 14'5" x 14'1"**

With French doors and Juliet balcony to rear, ceiling lighting, wall mounted radiator, fitted carpet, TV, telephone and power points.

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surface and tiled splash back, 1  bowl single drainer stainless steel sink unit with mixer tap, four ring gas hob with oven under and extractor fan above, washing machine (left as goodwill), fridge freeze (left as goodwill), wall mounted gas boiler, window to front, ceiling lighting, extractor fan, wall mounted radiator, power points, tiled flooring.

### **Bedroom 1: 14'1" x 10'10"**

With window to rear, fitted carpet, ceiling lighting, wall mounted radiator, built-in double wardrobe, TV and power points.

### **Bedroom 2: 11'2" x 8'7"**

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

### **Family Bathroom**

Comprising a three-piece suite of panel enclosed bath with mixer tap and integrated shower over, tiled surround with glazed shower screen, close coupled WC, pedestal wash hand basin with twin tap and tiled splash back, obscure window to front, ceiling lighting, extractor fan, wall mounted chromium heat towel rail, tiled flooring.



# OUTSIDE

To the rear of the property there is an allocated parking space and well-manicured communal garden.



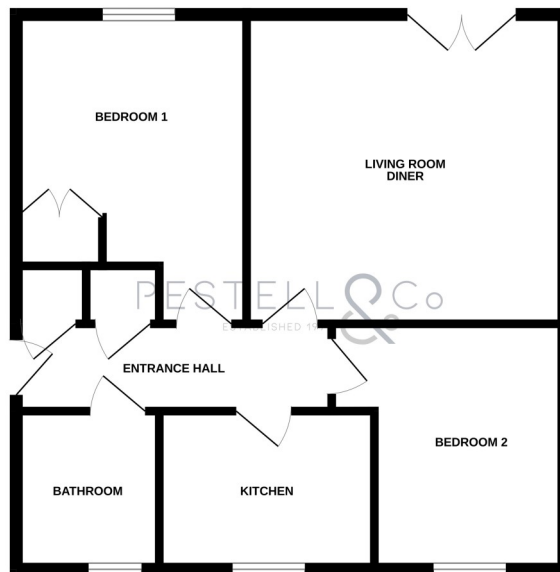
# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.



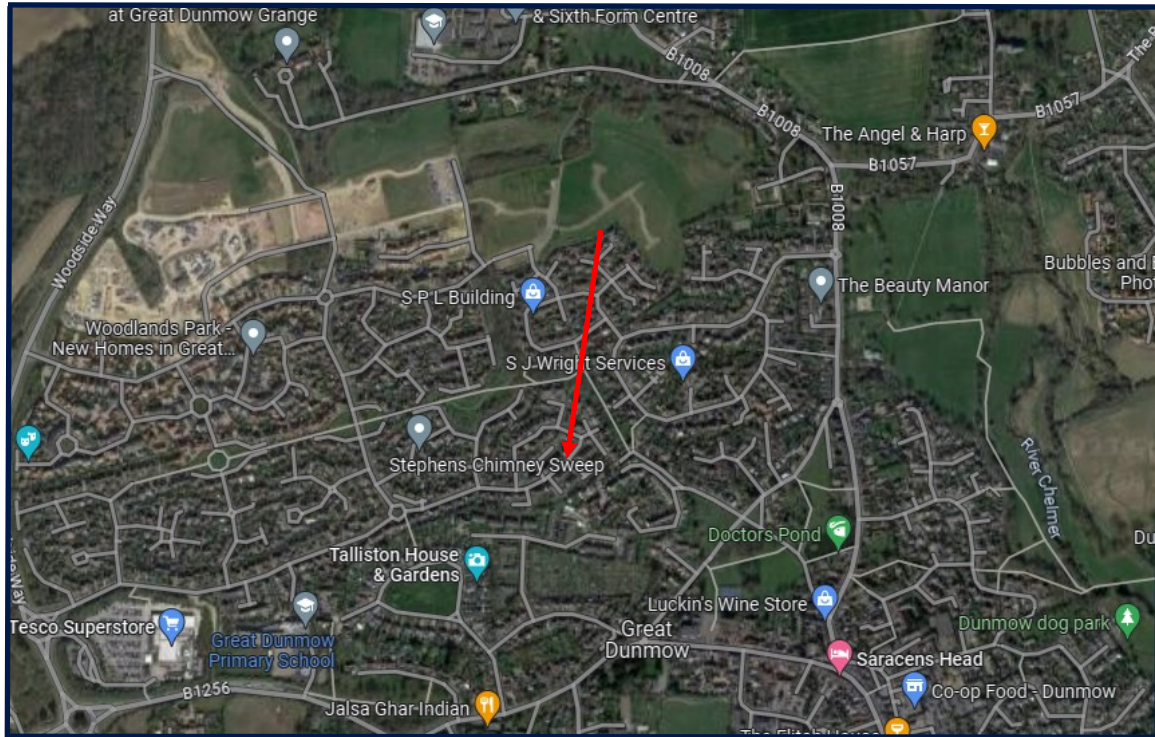
TOTAL FLOOR AREA: 628 sq.ft. (58.4 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is 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 quality or efficiency can be given.  
Made with Blueprints 12/23



# GENERAL REMARKS & STIPULATIONS

Woodlands Park Drive is well located in Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Woodlands Park Drive 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

55 Willow Road, Woodlands Park, Great Dunmow, Essex CM6 1WD

## COUNCIL TAX BAND

Band C

## SERVICES

Gas fired central heating, mains drainage and water

## LOCAL AUTHORITY

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

**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.

# PESTELL & Co

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 32 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?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?