



## ASPEN TERRACE, WOODLANDS PARK

GUIDE PRICE – £387,500

- 3 BEDROOM END OF TERRACE
- LIVING ROOM WITH FRENCH DOORS TO SOUTH FACING REAR GARDEN
- MODERNISED KITCHEN DINER
- GROUND FLOOR CLOAKROOM
- 2 DOUBLE BEDROOMS, 1 SINGLE
- PRINCIPLE BEDROOM WITH ENSUITE
- 35 FOOT SOUTH FACING REAR GARDEN
- OFF STREET PARKING FOR TWO VEHICLES



Located on the popular Woodlands Park and within walking distance to the local primary schools and Tesco, this very well presented 3 bedroom end of terrace home with modernised kitchen diner, large living room, ground floor cloakroom, principle bedroom with modernised ensuite, south facing landscaped rear garden and off street parking for two vehicles. Viewing is highly recommended.







With a composite panel and obscure glazed front door opening onto:

### **Entrance Hall**

With stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted fuse board, wall mounted radiator, wood effect laminate flooring, power points, doors to rooms.

### **Cloakroom**

Comprising a close coupled WC, wall mounted wash hand basin with twin tap and tiled splashback, electric shaving point, obscure window to rear, ceiling lighting, wall mounted radiator, wood effect laminate flooring.

### **Kitchen Diner 16'11" x 8'10"**

With kitchen area comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface, 1  bowl composite under sunk sink unit with pot wash style mixer tap, worksurface integrated drainer, 4 ring Neff gas hob with contemporary extractor fan above and tiled splashback, integrated double oven, integrated dishwasher, washing machine and fridge, counter display lighting, insert ceiling and pendant lighting, array of power points, pantry with sliding door with shelving, power and recess for freezer, under stairs storage cupboard with power, windows to both front and side aspects, wood effect LVT flooring, wall mounted radiator.

### **Living Room 16'11" x 10'7"**

With ceiling lighting, wall mounted radiators, wood effect laminate flooring, TV, telephone and power points, French doors and side lights leading out to south facing rear garden.

### **First Floor landing**

With ceiling lighting, smoke alarm, airing cupboard housing hot water cylinder, fitted carpets, doors to rooms and access to loft that is partially boarded with lighting and ladder.

### **Bedroom 1 - 13'3" x 11'2" into bay**

With ceiling lighting, wall mounted radiator, power points and fitted carpet, door to:

### **Ensuite**

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, vanity mounted wash hand basin with mixer tap and storage beneath, close coupled WC, half tiled surround, chromium heated towel rail, obscure window to side, insert ceiling down lighting, extractor fan, tiled flooring.

### **Bedroom 2 - 9'1" x 7'4"**

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

### **Bedroom 3 - 7'6" x 7'4"**

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

### **Family Bathroom**

Comprising a 3 piece suite of panel enclosed bath with mixer tap and shower attachment over, close coupled WC, pedestal wash hand basin with mixer tap, half tiled surround, insert ceiling down lighting, extractor fan, obscure window to side, electric shaving point, wall mounted radiator and tiled flooring.



# OUTSIDE

## The Front

The front of the property is approached by a low maintenance front garden laid to shingle with boxed hedging and step leading to front door

## South facing rear garden

Approximately 35 foot in length split into three sections of patio, lawn and decking with mature shrub and herbaceous flower beds to side, all retained by close boarded fencing with personnel gate leading onto off street parking for two vehicles, outside water and power points can also be found.



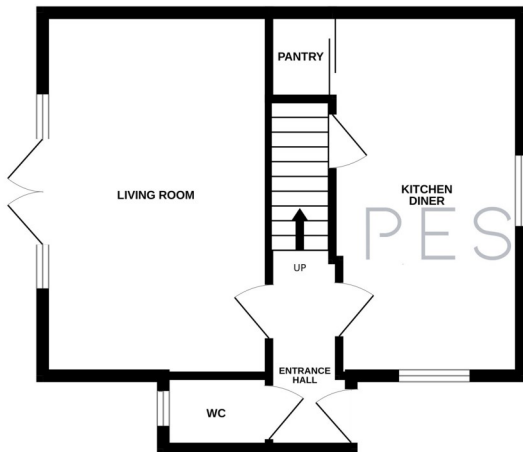
# DETAILS

## EPC

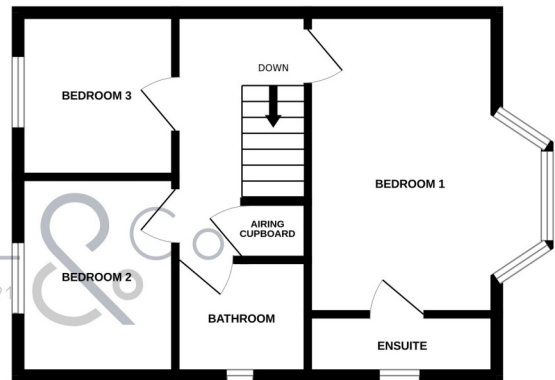
Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
408 sq.ft. (37.9 sq.m.) approx.



1ST FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 801 sq.ft. (74.4 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.

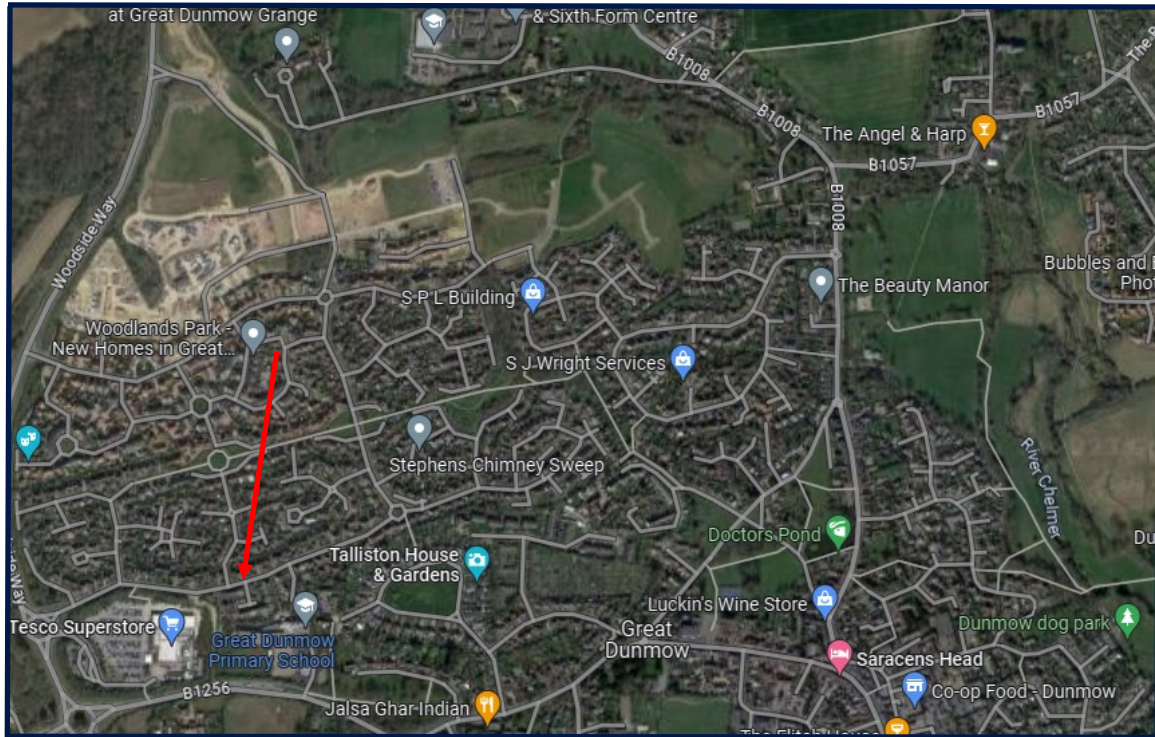
Made with MetroPix ©2024



# GENERAL REMARKS & STIPULATIONS

Aspen Terrace 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 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

4 Aspen Terrace, Woodlands Park, Great Dunmow, Essex CM6 1GL

## 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:** 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 33 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?