



## JUNIPER COURT, WOODLANDS PARK

GUIDE PRICE – £350,000

- NO ONWARD CHAIN
- 2 DOUBLE BEDROOM MID-TERRACED
- LIVING ROOM WITH WINDOW TO COMMUNAL COURTYARD
- KITCHEN DINER
- BEDROOM 1 WITH BUILT-IN WARDROBE
- FAMILY SHOWER ROOM
- SOUTH FACING LOW MAINTENANCE REAR GARDEN
- OFF STREET PARKING
- SINGLE GARAGE
- CUL-DE-SAC LOCATION



Located in a beautifully manicured cul-de-sac of Woodlands Park this two bedroom mid-terraced home offered with NO ONWARD CHAIN is a short walk to local amenities and schooling. Immaculately presented the ground floor has a living room looking out to the communal square and kitchen diner that leads onto the south facing rear courtyard garden. Upstairs there are two double bedrooms rooms and family bathroom. The property has a single garage, off-street parking and the previously mentioned low maintenance south facing rear garden.







With uPVC panel and ornate obscure glazed front door opening onto:

### **Entrance Hall**

With stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted radiator, door to:

### **Living Room 12'11" x 11'3"**

With window to front, ceiling lighting, wall mounted radiator, understairs storage cupboard, TV and power points, fitted carpet, door to:

### **Kitchen Diner 14'5" x 8'6"**

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface and tiled splashback, 1  bowl single drainer stainless steel sink unit with mixer tap, four ring gas hob with extractor fan above and oven beneath, recess power and plumbing for washing machine, ceiling lighting, wall mounted boiler, wall mounted radiator, part tiled, part carpeted flooring, windows and door leading out to south facing courtyard garden.

### **First Floor Landing**

With ceiling lighting, smoke alarm, power points, fitted carpet, doors to rooms.

### **Bedroom 1 - 11'5" x 11'4"**

With window to front, ceiling lighting, access to loft, wall mounted radiator, TV and power points, fitted carpet, built-in large double wardrobe with sliding doors and hanging rails within, airing cupboard housing hot water cylinder and slatted shelves.

### **Bedroom 2 - 10'0" x 7'4"**

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

### **Family Shower Room**

Comprising a fully tiled and glazed shower cubicle with wall mounted shower, close coupled WC, pedestal wash hand basin with mixer tap, half tiled surround, obscure window to rear, vanity mirror with light and electric shaving point over, ceiling lighting, extractor fan, wall mounted radiator, fitted carpet.



# OUTSIDE

## Externals

The front of the property is beautifully approached via a small private courtyard cul-de-sac with communal green and flowerbeds, shared driveway leading to parking and garage along with a side pathway and personnel gate that leads to the rear garden:

## Parking

A single block paved parking space with access to a single on block garage with up and over door, and eaves storage.

## South Facing rear courtyard approximately 30ft in length

Laid to a low maintenance patio with well stocked shrub and herbaceous borders, all retained by close boarded fencing, outside lighting point and water point can also be found



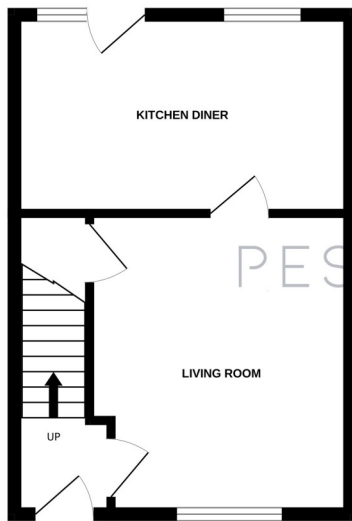
# DETAILS

EPC

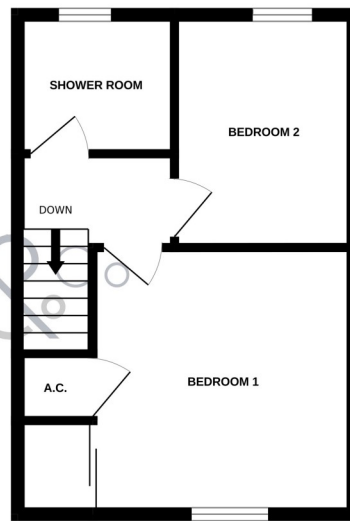
TO FOLLOW

## FLOOR PLAN

GROUND FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 619 sq.ft. (57.5 sq.m.) approx.

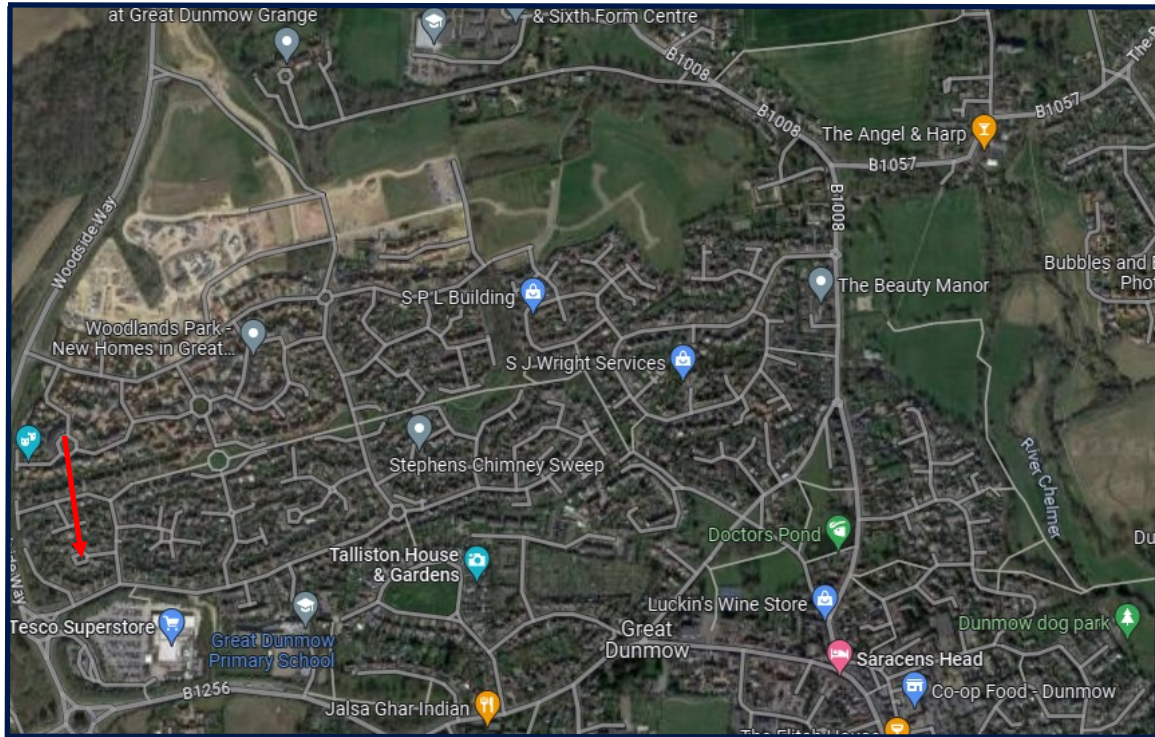
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Juniper Court 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 Juniper Court, Woodlands Park, Great Dunmow, Essex CM6 1WL

## 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 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?