



## ALMOND ROAD, WOODLANDS PARK

GUIDE PRICE – £385,000

- 3 DOUBLE BEDROOM SEMI-DETACHED 3 STOREY FAMILY HOME
- LIVING ROOM DINER WITH FRENCH DOORS TO SOUTH FACING REAR GARDEN
- INTEGRATED KITCHEN
- GROUND FLOOR WC
- BEDROOM 1 WITH EN-SUITE
- APPROXIMATELY 35' SOUTH FACING REAR GARDEN
- PRIVATE BLOCKED PAVED PARKING
- GARAGE WITH EV CHARGING POINT
- WALKING DISTANCE TO PRIMARY SCHOOL AND SUPERMARKET



Located on the popular Woodlands Park and within walking distance to the local primary schools and Tesco, this 3 double bedroom semi-detached home comprises of a ground floor cloakroom, integrated kitchen, living and dining room with French doors to the south facing rear garden, principle bedroom with en-suite, two further double bedrooms that share the family bathroom. Externally, there is a south facing landscaped rear garden, off street parking for at least 1 vehicle and access garage with EV charging point.









With composite panel and obscure glazed front door opening into;

#### Entrance Hall

With tile effect vinyl flooring, wall mounted radiator, wall mounted fuseboard, ceiling lighting with ornate ceiling rose and cornice, stairs rising to first floor landing, understairs storage cupboard, smoke alarm, telephone and power points, doors to rooms.

#### Kitchen

Comprising an array of eye and base level cupboards and drawers with complementary stone effect work surface with tiled splashback, 1  bowl stainless steel single drainer sink unit with mixer tap, 4-ring stainless steel hob with extractor fan above, integrated double oven, integrated fridge-freezer, integrated dishwasher and washing machine, inset ceiling downlighting, smoke alarm, window to front, array of TV, telephone and power points, tiled flooring.

#### Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, wall mounted radiator, ceiling lighting, extractor fan, tiled flooring.

#### Living Room Diner 14'4" x 11'2"

With French doors and windows overlooking rear entertaining patio and south-facing garden beyond, ceiling lighting, ornate cornice, wall mounted radiator, TV and power points, fitted carpet.

#### First Floor Landing

With window to front, stairs rising to second floor, wall mounted radiator, power points, ceiling lighting, storage cupboard, fitted carpet and doors to rooms.

#### Bedroom 2 - 11'8" x 8'1"

With window to front, ceiling lighting, ornate cornice, wall mounted radiator, array of power points, fitted carpet.

#### Bedroom 3 - 11'3" x 7'4"

With window to rear, ceiling lighting, ornate cornice, wall mounted radiator, array of power points, fitted carpet.

#### Family Bathroom

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, half-tiled surround, pedestal wash hand basin with mixer tap, closed couple WC, inset ceiling downlighting, extractor fan, obscure window to rear, wall mounted chromium heated towel rail, tile effect vinyl flooring.

#### Second Floor Landing

With ceiling lighting, storage and airing cupboard, fitted carpet and door to;

#### Bedroom 1—11'2" x 11'2"

With window to front, wall mounted radiator, TV and power points, fitted carpet, access to airing cupboard and loft, door to;

#### Ensuite

Comprising a fully tiled and glazed shower cubicle with integrated shower, closed couple WC, pedestal wash hand basin with mixer tap, half tiled surround, inset ceiling downlighting, extractor fan, electric shaving point, obscure window to rear, tile effect vinyl flooring.



# OUTSIDE

## Front

The front is approached via a block-paved pathway with mature hedge and low maintenance front garden leading to front door, personnel gate to side leading into;

## Rear Garden

Approximately 35' in length, laid primarily to entertaining patio and lawn, all retained by close-boarded fencing with outside lighting points and electric car charging point. Access to garage via a personnel door and personnel gate to parking.

## Parking

Part of a private block paved parking area with parking for at least 1 vehicle, access to garage with up-and-over door with paramount lighting and eve storage within.



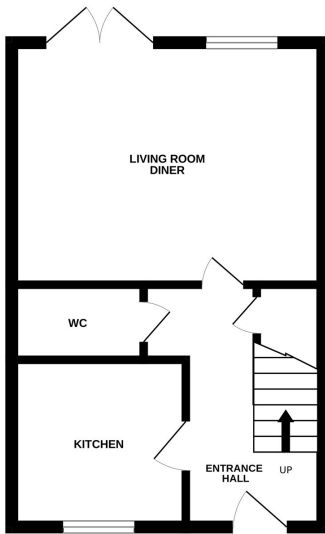
# DETAILS

## EPC

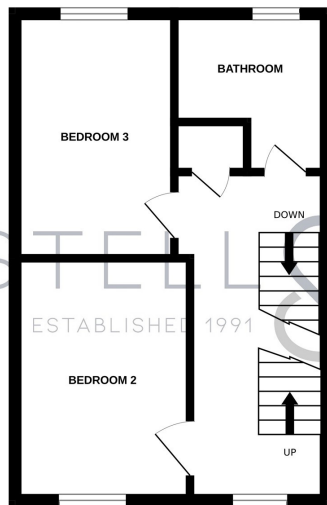
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

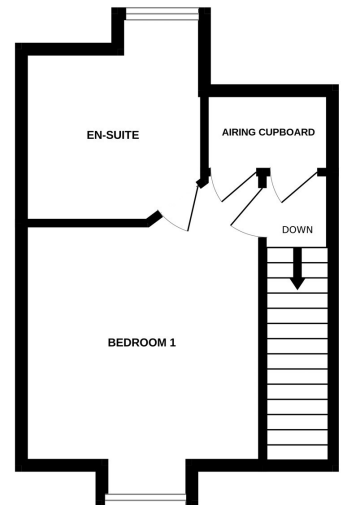
GROUND FLOOR  
320 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR  
322 sq.ft. (29.9 sq.m.) approx.



2ND FLOOR  
277 sq.ft. (25.7 sq.m.) approx.



TOTAL FLOOR AREA : 919 sq.ft. (85.4 sq.m.) approx.

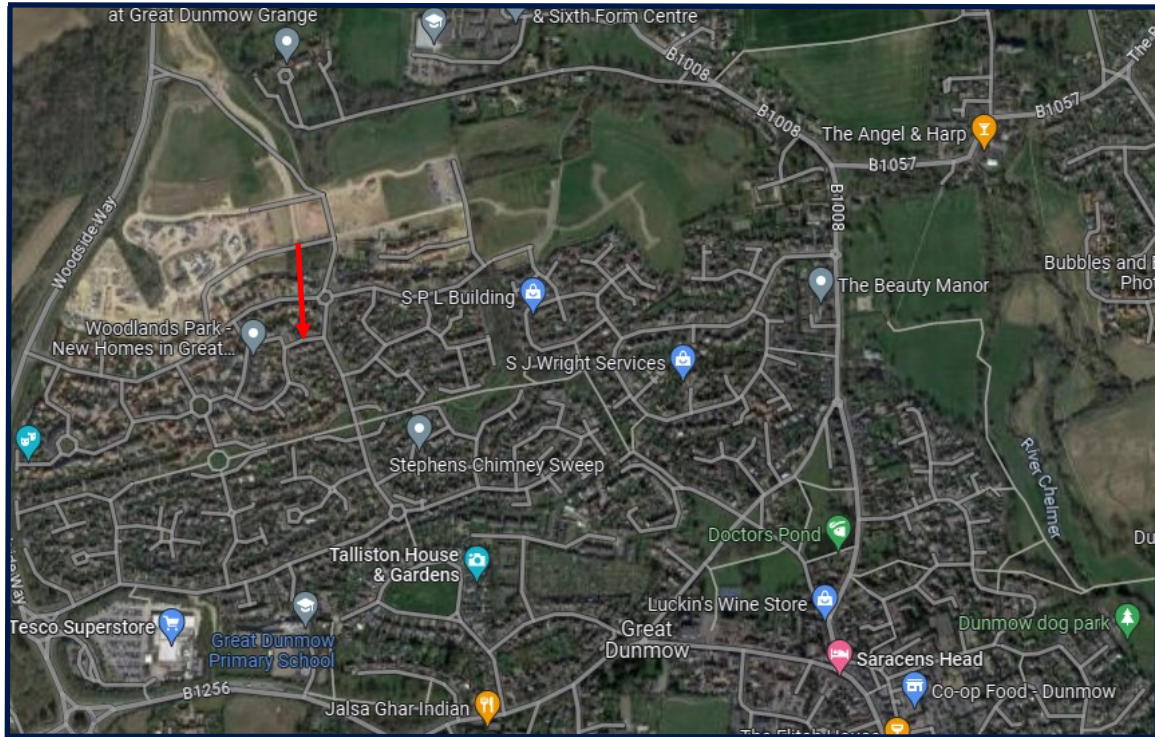
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

Almond Road 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

23 Almond Road, Woodlands park, Dunmow,  
Essex, CM6 1XU

## 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.

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