



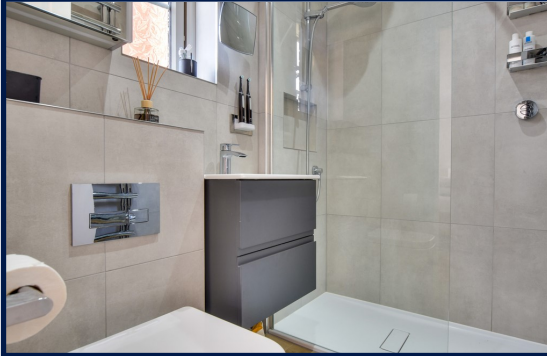
LARCH WAY, WOODLANDS PARK

GUIDE PRICE – £550,000

- 4 DOUBLE BEDROOM DETACHED FAMILY HOME
- LIVING ROOM WITH FEATURE BAY WINDOW AND FIREPLACE
- KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- DOWNSTAIRS CLOAKROOM
- STUDY
- PRINCIPAL BEDROOM WITH EN-SUITE
- THREE-PIECE FAMILY BATHROOM
- LARGE REAR GARDEN WITH ENTERTAINING PATIO AREA
- OFF-STREET PARKING FOR 2-3 VEHICLES
- OVERSIZED SINGLE GARAGE

Located on the popular Woodlands Park, this immaculately presented 4 double bedroom detached family home comprises of a large living room with feature bay window to front, kitchen breakfast room with integrated appliances, bright dining area with sliding patio doors to rear garden and terrace, downstairs cloakroom and study. The first floor consists of a large principal bedroom with en-suite, three additional double bedrooms and a three-piece family bathroom. The front of the property consists of a low-maintenance front garden and block-paved driveway supplying off-street parking for 2-3 vehicles, whilst the rear garden has large patio area ideal for entertaining, a well-kept lawn surrounded by mature shrub hedging and planting, and a converted garage with French doors to rear garden.





With block-paved pathway leading to obscure glazed front door opening into:

Large Entrance Hall

With tiled flooring, a feature turn staircase to the first floor landing with storage cupboard under, ceiling lighting and doors to rooms.

Living Room 13'8" x 12'11"

With feature bay window to front, stone hearth with gas fire incorporated, ceiling lighting.

Kitchen Breakfast Room 13'0" x 9'4"

Comprising an array of eye and base level units and drawers, complimentary timber effect worksurfaces with upstand, integrated BOSCH hob with extractor over, recess and plumbing for American style fridge-freezer, 1 1/2 bowl single drainer sink unit with mixer tap, integrated dishwasher, integrated Siemen's double oven, integrated Siemen's combination oven, Siemen's steam oven, further integrated Siemen's microwave, opening to;

Utility Room

Housing eye and base level cupboards, 1 1/2 bowl sink unit with single drainer and mixer tap, tiled flooring, recess and plumbing for washing machine and tumble dryer, personnel door to side access and rear garden, ceiling lighting.

Dining Area 10'6" x 10'11"

Lovely bright room with sliding patio doors to terrace and landscaped rear garden, inset ceiling downlighting.

Study 7'2" x 6'5"

With window to front, tiled flooring, ceiling lighting.

Cloakroom

New white suite with integrated flush, integrated basin with wall unit and mixer tap, obscure window to side, wall mounted heated towel rail, inset ceiling downlighting.

First Floor Landing

Spacious landing with access to loft, door to airing cupboard housing hot water cylinder and shelving, doors to rooms.

Bedroom 1 – 14'9" (into bay) x 13'8"

A beautiful bright room with feature bay window to front, wood effect Karndean flooring, ceiling lighting and door to;

En-suite Shower Room

Comprising a new white suite with close coupled WC with integrated flush, large walk-in shower with both hand-held and drainpipe attachments, wall mounted wash hand basin with storage under, wood effect tiled flooring with underfloor heating, chromium heated towel rail, obscure window to side, fully tiled surround.

Bedroom 2 – 9'5" x 13'8"

With window to rear, fitted carpet, wall mounted radiator and inset ceiling downlighting.

Bedroom 3 – 11'0" x 7'0"

With window to front, fitted carpet, wall mounted radiator and inset ceiling downlighting.

Bedroom 4 – 11'0" x 6'5"

With window to rear, fitted carpet, wall mounted radiator and inset ceiling downlighting.

Family Bathroom

Comprising a panel enclosed bath with central mixer tap, integrated shower with drainpipe and hand-held shower and rail, modern WC with integrated wash hand basin and cupboard surround, wood effect tiled flooring with underfloor heating, chromium heated towel rail, obscure window to side, inset ceiling downlighting.

OUTSIDE

The Front

The property enjoys a well-planted but low-maintenance front garden laid to small shrubs and a mature hedge, off-street parking for 2-3 vehicles leading to a personnel gate giving access to;

Rear Garden

Beautifully planted and well-kept with large patio area ideal for entertaining, well-kept lawns all surrounded by mature shrub hedging and planting, with further storage shed on hard standing to remain.

Garage

With glazed French doors giving access directly to the garden, has been converted into a convenient gym or further work-from-home style environment, access to loft, ceiling lighting power can also be found.



DETAILS

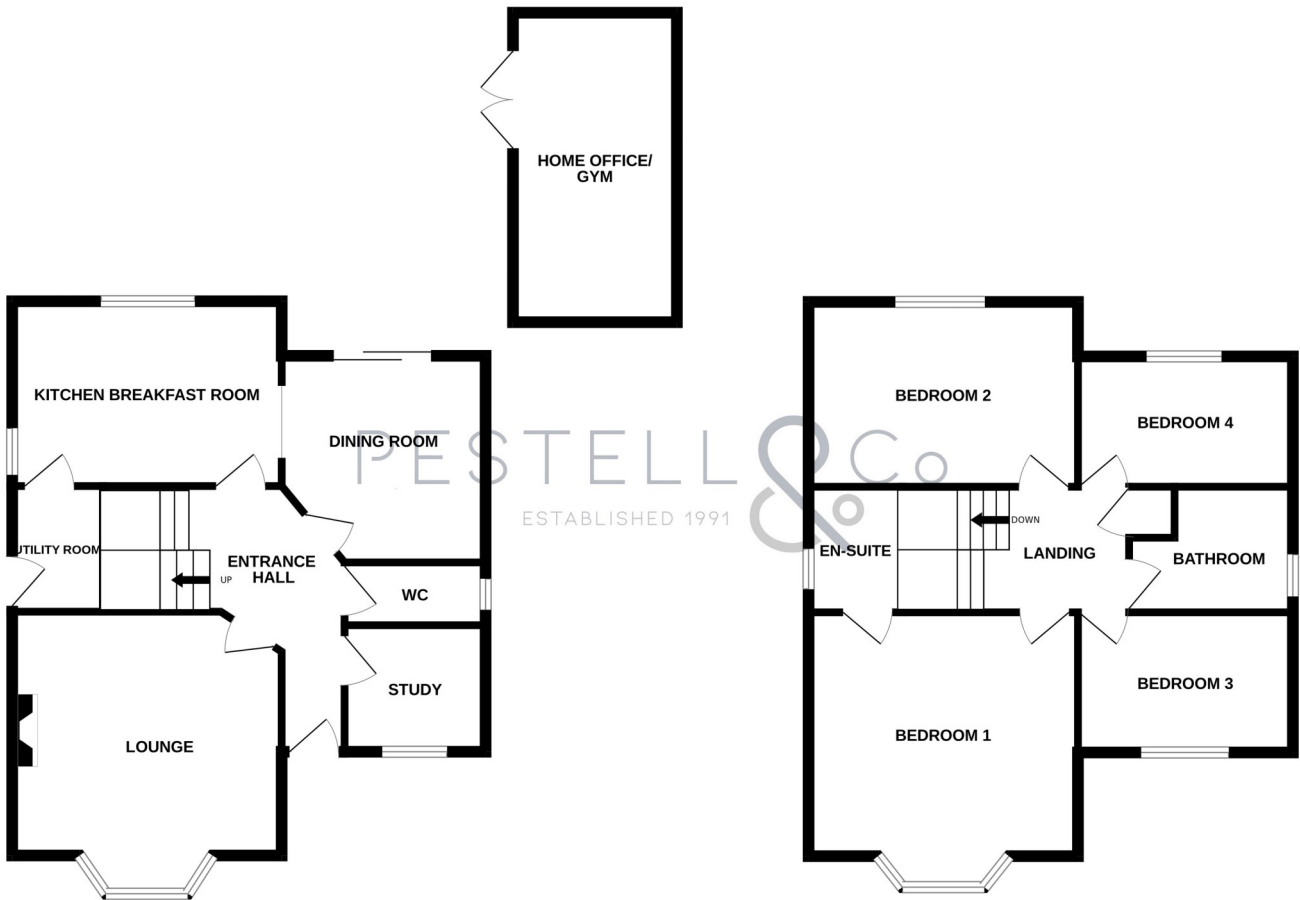
EPC

TO FOLLOW

FLOOR PLAN

GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.

1ST FLOOR
611 sq.ft. (56.7 sq.m.) approx.

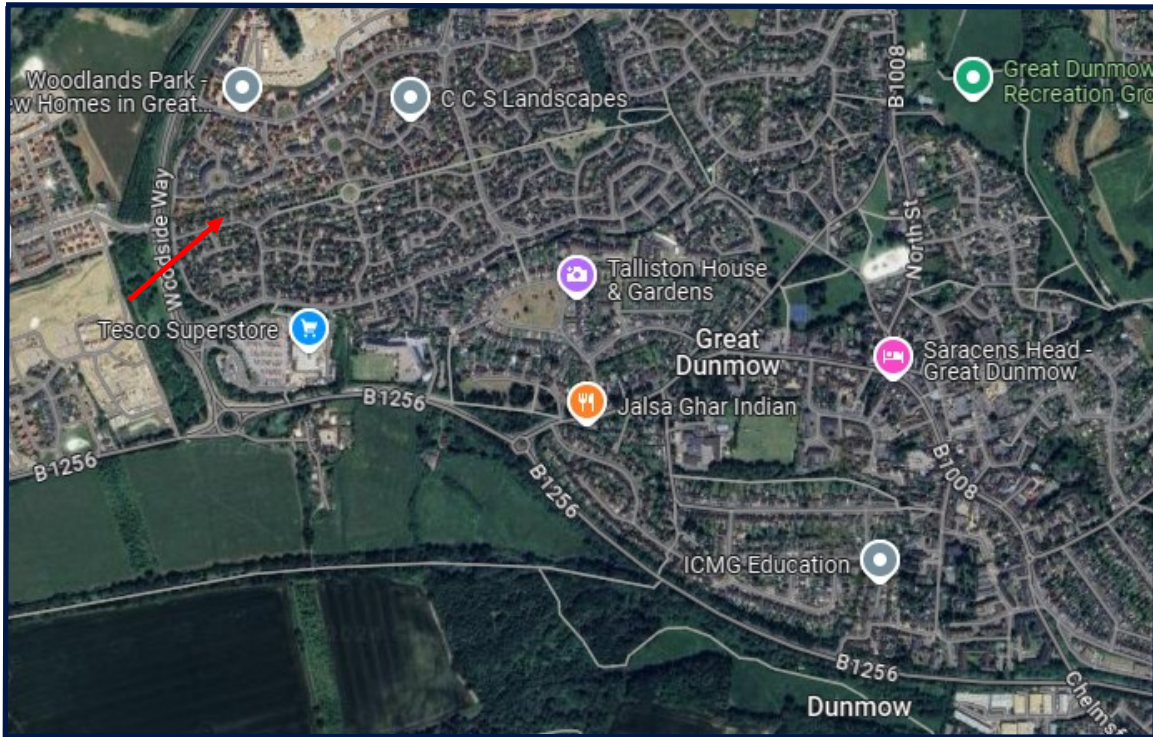


TOTAL FLOOR AREA : 1339 sq.ft. (124.4 sq.m.) approx.

GENERAL REMARKS & STIPULATIONS

Larch Way, Woodlands Park, is on the edge of Great Dunmow and offers walking distance access to schooling for both Junior and Senior year groups, boutique shopping and recreational facilities. Woodlands Park 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

8 Larch Way, Woodlands Park, Great Dunmow,
Essex, CM6 1WN

COUNCIL TAX BAND

E

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

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