



ROWAN WAY, WOODLANDS PARK

OFFERS IN EXCESS OF – £385,000

- 3 BEDROOM 3 STOREY MID TERRACED HOUSE
- LARGE LIVING ROOM
- CONSERVATORY WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- OFF-STREET PARKING FOR ONE VEHICLE
- ACCESS TO GARAGE
- REAR GARDEN LAID TO ENTERTAINING TERRACE AND LAWN

We are pleased to offer the chance to purchase this 3 bedroom, 3 storey mid terraced home. The ground floor comprises a living room with wall mounted electric fireplace, kitchen with integrated appliances, conservatory with French doors to rear garden, and downstairs cloakroom. There are 3 bedrooms across two floors, with an en-suite to principal bedroom and a family bathroom. Externally, the property is approached via a block-paved cul-de-sac, supplying off-street parking for one vehicle and access to garage. The 40ft rear garden is laid to entertaining terrace and lawn, with a sun house to rear also.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted radiator, understairs storage cupboard, power point, fitted carpet, doors to rooms.

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with tiled splashback, wood effect linoleum flooring, ceiling lighting, smoke alarm, wall mounted radiator.

Kitchen 8'0" x 7'9"

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, window to front, 4-ring stainless steel gas hob with extractor fan above, integrated double oven, integrated fridge-freezer, integrated slim line dishwasher, wall mounted boiler, inset ceiling downlighting, array of power points, tiled flooring.

Living Room 14'4" x 11'3"

With window to rear garden, ceiling lighting, wall mounted radiator, TV and power points, wall mounted electric contemporary fireplace, fitted carpet, French doors leading to:

Conservatory 12'5" x 7'4"

Glazed on two aspects overlooking rear garden, glazed ceiling lighting, uPVC construction with brick plinth, wall mounted radiator, tiled flooring, French doors leading out to rear garden.

First Floor Landing

With stairs rising to second floor landing, window to front, wall mounted radiator, power point, fitted carpet, airing cupboard, doors to rooms.

Bedroom 2 – 11'8" x 8'1"

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

Bedroom 3 – 11'4" x 7'4"

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

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap, close coupled WC, full-tiled surround, obscure window to rear, inset ceiling downlighting, extractor fan, wall mounted radiator, tiled flooring.

Second Floor Landing

With ceiling lighting, smoke alarm, fitted carpet, access to cupboard housing hot water cylinder, door to:

Bedroom 1 – 10'11" x 11'11" into bay

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

En-suite

Comprising a three 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, inset ceiling downlighting, extractor fan, wall mounted radiator, obscure window to rear, electric shaving point, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a block-paved cul-de-sac, supplying access to just a handful of properties, with further block-paved driveway for a single vehicle, supplying access to an en bloc garage with up-and-over door and eaves storage, block-paved pathway to front door with lawn and hedging.

Rear Garden

Approx 40ft in length, split into entertaining terrace and lawn, with timber sun house to rear with power within, all retained by close boarded fencing, as well as personnel gate to parking.



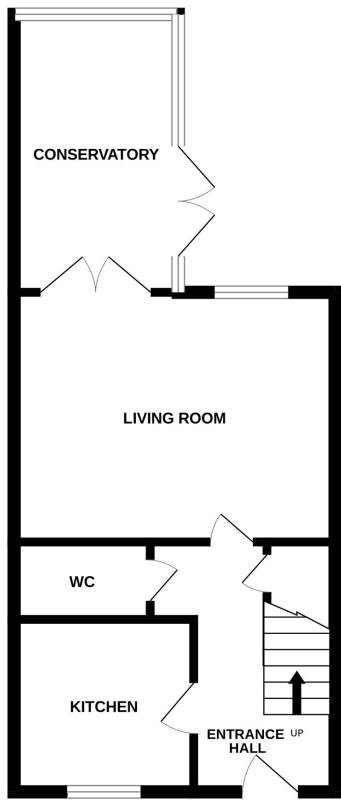
DETAILS

EPC

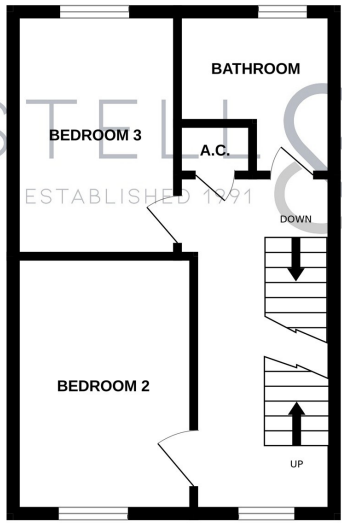
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

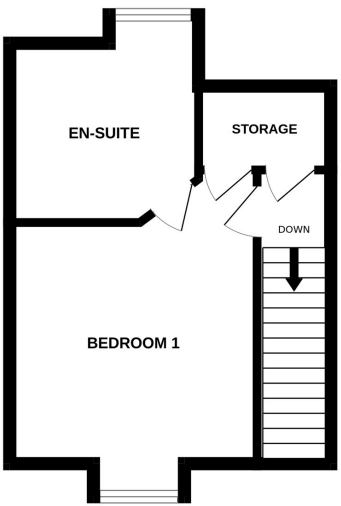
GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



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



2ND FLOOR
269 sq.ft. (25.0 sq.m.) approx.



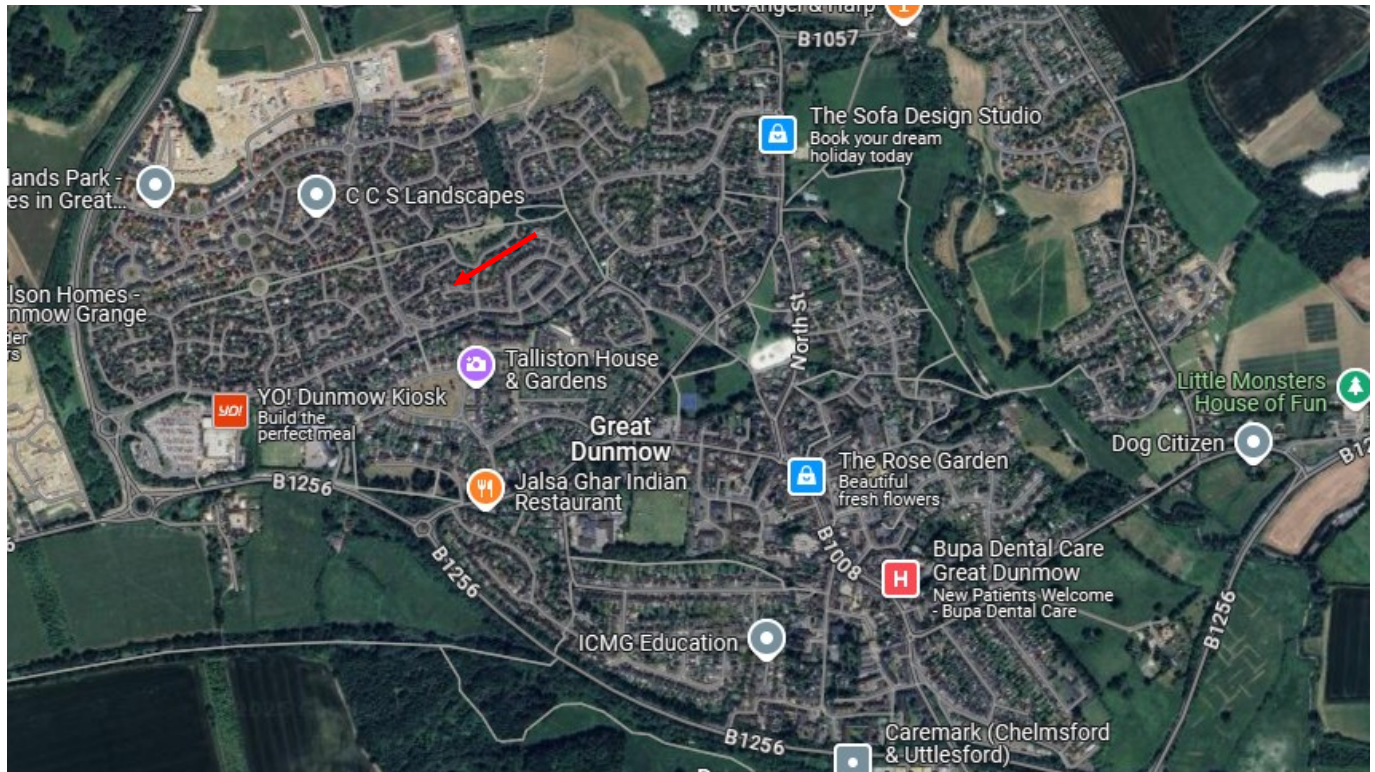
TOTAL FLOOR AREA : 1003 sq.ft. (93.1 sq.m.) approx.

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

Rowan Way 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

19 Rowan Way, Woodlands Park, Great
Dunmow, Essex, CM6 1UT

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: We believe the information supplied in this brochure is accurate as of the date 01/08/2025. 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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