



CATTAIL DRIVE, BEAUMONT PARK

OFFERS IN EXCESS OF – £375,000

- 2 DOUBLE BEDROOM SEMI-DETACHED HOUSE
- IMMACULATELY PRESENTED
- LIVING ROOM DINER WITH FRENCH DOORS TO REAR GARDEN
- MODERN INTEGRATED KITCHEN
- GROUND FLOOR CLOAKROOM
- EN-SUITE & BUILT-IN WARDROBES TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- DRIVEWAY & CARPORT TO SIDE SUPPLYING OFF-STREET PARKING
- REAR GARDEN (APPROXIMATELY 40FT IN LENGTH)
- EPC 83B

We are pleased to offer this immaculately presented 2 double bedroom semi-detached home which comprises of a living room diner with French doors leading to the rear garden, a modern integrated kitchen, ground floor cloakroom, an en-suite & built-in wardrobes to the principal bedroom, bedroom 2 and a three piece family bathroom. Externally , there is a driveway & carport to side supplying off-street parking, as well as a lovely rear garden, which is approximately 40ft in length and enjoys lawn, decking and patio.





With composite panel and obscure glazed door opening into:

Entrance Hall

With wood effect luxury vinyl flooring, stairs rising to first floor landing, ceiling lighting, wall mounted radiator, doors and openings to rooms.

Cloakroom

Comprising a low level WC with integrated flush, tiled splashback, pedestal wash hand basin with mixer tap and tiles above, wall mounted radiator, ceiling lighting, obscure window to front, wood effect luxury vinyl flooring.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect square-edge worksurface and splashback, single bowl single drainer stainless steel sink unit with mixer tap, 4-ring induction hob with stainless steel splashback and extractor fan above, oven under, integrated fridge freezer, integrated dishwasher, integrated washing machine, cupboard housing combination boiler, inset ceiling downlighting, window to front, array of power points, wood effect luxury vinyl flooring.

Living Room Diner 16'1" x 13'0"

With French doors and sidelights leading out to the rear garden, ceiling lighting, large understairs storage cupboard, wall mounted radiator, feature panelled wall, wood effect luxury vinyl flooring, TV telephone & power points.

First Floor Landing

With access to loft, wall mounted radiator, ceiling lighting, power point, fitted carpet, doors to rooms.

Bedroom 1 – 13'4" x 13'0"

With window overlooking rear garden, built-in wardrobes with sliding doors, hanging rails and shelving within, wall mounted radiator, fitted carpet, TV and power points, ceiling lighting, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin-head shower, pedestal wash hand basin with mixer tap, low level WC with integrated flush, half-tiled surround, inset ceiling downlighting, extractor fan, wall mounted radiator, wood effect luxury vinyl flooring.

Bedroom 2 – 13'0" x 8'1"

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet, storage cupboard with shelving.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap, integrated shower over, full-tiled surround with glazed shower screen, pedestal wash hand basin with mixer tap, low level WC with integrated flush, half-tiled surround, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted radiator, wood effect luxury vinyl flooring.

OUTSIDE

The Front

The front of the property is approached via a paved pathway and lawn leading to front door, further tarmacadam driveway to side with carport, personnel gate leading through to:

Rear Garden

Approximately 40ft in length and is laid primarily to lawn with entertaining deck area, patio and hard-standing for timber shed, all retained by close boarded fencing.



DETAILS

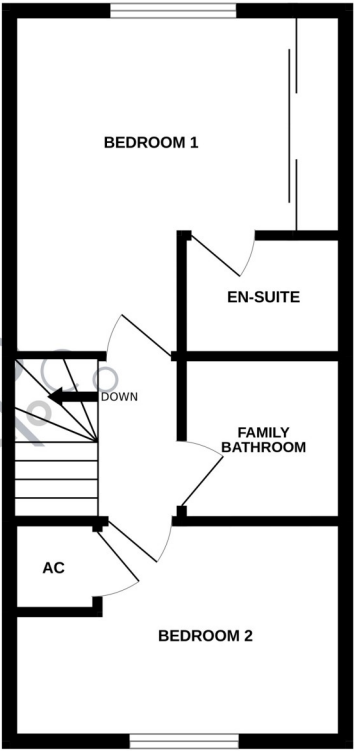
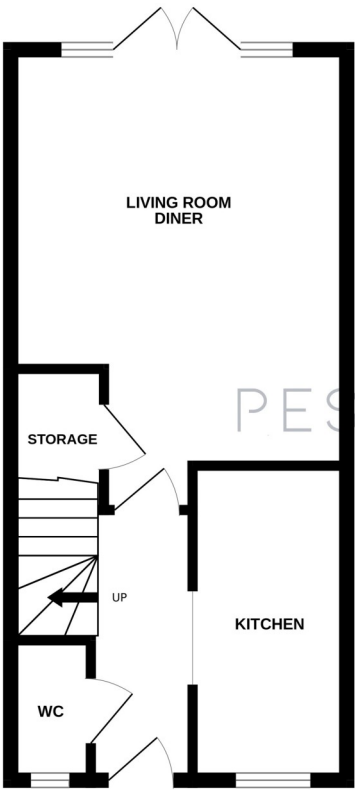
EPC

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
365 sq.ft. (34.0 sq.m.) approx.

1ST FLOOR
365 sq.ft. (34.0 sq.m.) approx.

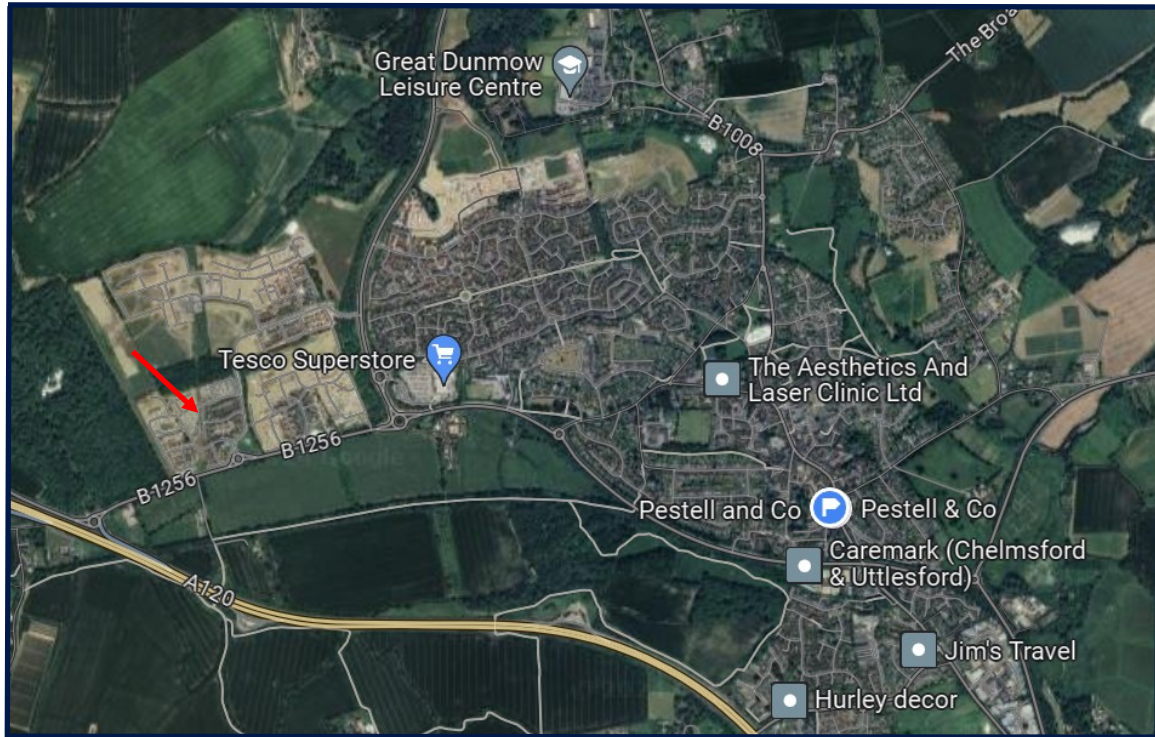


TOTAL FLOOR AREA: 731 sq.ft. (67.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 ©2026

GENERAL REMARKS & STIPULATIONS

Cattail Drive is well located within Beaumont Park, Great Dunmow, which offers schooling for both Junior and Senior year groups within walking distance, boutique shopping and recreational facilities. Cattail 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

14 Cattail Drive, Great Dunmow, Essex
CM6 4FQ

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 21/01/2026. 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?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in Land acquisition?

Do you have a commercial property to sell or let?

Are you a developer looking for an agent to market or value your site?