



PESTELL & Co

ESTABLISHED 1991



GUELDER ROSE, WOODLANDS PARK
GUIDE PRICE: £415,000

3 BEDROOM END OF TERRACE HOUSE | MAIN BEDROOM WITH
DRESSING ROOM AND EN-SUITE | KITCHEN | LIVING ROOM
DINING ROOM | DOWNSTAIRS CLOAKROOM | FAMILY BATHROOM
THREE DOUBLE BEDROOMS | SINGLE GARAGE | OFF STREET
PARKING | QUIET LOCATION

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A well presented 3 bedroom end of terrace property offering spacious, versatile accommodation over three floors. The property enjoys a kitchen, living room, dining room, a master bedroom with a dressing room and En-suite, a further two bedrooms and a family bathroom. The property also boasts a quiet location, off street parking a detached single garage and a rear garden.



ENTRANCE HALL
LIVING ROOM 14'4" X 11'6"
DINING ROOM 14'4" X 5'0"
KITCHEN
CLOAKROOM





FIRST FLOOR LANDING

BEDROOM 2 12'8" X 7'11"

BEDROOM 3 11'8" X 7'11"

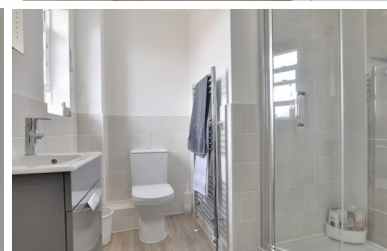
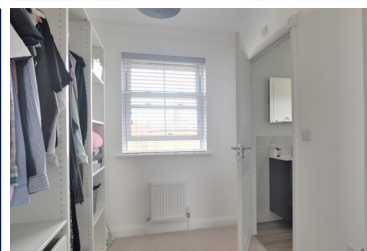
FAMILY BATHROOM

SECOND FLOOR LANDING

BEDROOM 1 17'3" X 14'8"

DRESSING ROOM

EN-SUITE BATHROOM



With UPVC panel obscure glazed front door opening into:

ENTRANCE HALL

With stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted radiator, wood effect Amtico flooring, understairs storage cupboard, power points and doors to rooms.

CLOAKROOM

Comprising a closed couple W/C, vanity mounted wash hand basin with twin taps and a half tile surround, ceiling lighting, extractor fan, wall mounted radiator and tiled flooring.

KITCHEN

Comprising an array of eye and base level cupboards and drawers, with complementary stone effect work surfaces and tiled splashback, one and a half bowl stainless steel sink unit with mixer tap and further drinking tap, four ring stainless steel gas hob with double oven under and extractor fan above, integrated fridge freezer, integrated dishwasher, integrated washing machine, cupboard housing Ideal Logic boiler, under sink water softener, inset ceiling downlighting, smoke alarm, tiled flooring, wall mounted radiator, wall mounted fuse board, an array of power points and sliding sash window to front.

LIVING ROOM - 14'4" X 11'6"

With ceiling lighting, TV and power points, wood effect Amtico flooring, with large opening into:

DINING ROOM - 14'4" X 5'0"

With additional ceiling lighting, wall mounted radiator, Amtico flooring and doors leading out to rear garden.

FIRST FLOOR LANDING

With ceiling lighting, stairs rising to second floor landing, smoke alarm, wall mounted radiator, window to front aspect, power points, fitted carpet and doors to rooms.

BEDROOM 2 - 12'8" X 7'11"

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

BEDROOM 3 - 11'8" X 7'11"

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

FAMILY BATHROOM

Comprising a three piece suite of a panel enclosed bath with mixer tap and shower attachment over, half tiled surround. Closed couple W/C, vanity mounted wash hand basin with mixer tap, chromium heated towel rail, obscure window to rear, inset ceiling downlighting extractor fan, vanity mirror and wood effect Amtico Flooring.

SECOND FLOOR LANDING

With ceiling lighting, smoke alarm, fitted carpet, power points, airing cupboard housing pressurised hot water cylinder and slatted shelves, and door to:

BEDROOM 1 - 17'3" X 14'3"

With two sliding sash windows to front, wall mounted radiator, an array of power points, ceiling lighting, access to loft, fitted carpet and an opening through to:

DRESSING ROOM - 7'0" X 7'0"

With sliding sash window to rear, wall mounted radiator, fitted carpet and door to:

EN-SUITE

Comprising a fully tiled and glazed shower cubicle with integrated shower, closed couple W/C, vanity mounted wash hand basin with mixer tap and half tiled surround, inset ceiling down lighting, extractor fan, obscure window to rear, chromium heated towel rail, wood effect Amtico flooring and a wall mounted vanity mirror.



OUTSIDE

The front of the property is approached by a shared block paved driveway supplying access to a handful of properties, with pathway and flowerbeds to front and personnel gate opening into:

REAR GARDEN

Split into three sections of patio, lawn and decking, with summer house with power and lighting which is ideal for summer entertaining. Outside water and lighting can also be found, with historical rear personnel gate access covered by summer house

PARKING

To the side of the property there is off street parking for a vehicle and further access to a garage with up and over door and eves storage.



WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property’s current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

THE LOCATION

Guelder Rose is located within walking distance to Great Dunmow’s town centre which offers shopping, eateries and recreational facilities as well as being just a short walk to both local primary and secondary schooling. Further secondary schooling can also be found in Newport and Stansted Mountfitchet. Transport links include the mainline train station at Stansted Mountfitchet or Elsenham which supply direct railway links to London Liverpool Street Station. Close by is the A120 giving quick and easy access to the M11/M25 access points to Colchester and London Stansted International Airport.

GENERAL REMARKS & STIPULATIONS

Folio 3301

FULL ADDRESS

48 Guelder Rose, Woodlands Park, Dunmow , CM6 1XF

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band E

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

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.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 30 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL 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?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?