PESTELL & Co

ESTABLISHED 1991









BIRCH ROAD, WOODLANDS PARK
GUIDE PRICE - £475,000

- 3 DOUBLE BEDROOM LINK-DETACHED HOUSE
- SPACIOUS LIVING ROOM
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- FRENCH DOORS TO REAR GARDEN
- DOWNSTAIRS WC
- EN-SUITE TO PRINCIPAL BEDROOM
- OFF-STREET PARKING FOR 3 VEHICLES
- DETACHED SINGLE GARAGE
- SOUTH-WEST FACING REAR GARDEN
- SHORT WALKING DISTANCE TO GREAT DUNMOW'S TOWN CENTRE

We are delighted to offer this three bedroom link-detached house, which is ideally located within walking distance of Great Dunmow's town centre. The property boasts a spacious living room, kitchen diner with integrated appliances and French doors to rear garden, downstairs WC, en-suite to the principal bedroom and a three piece family bathroom. Externally, the property enjoys a block paved driveway supplying off-street parking for 3 vehicles, detached single garage and a beautiful south-west facing rear garden.

















With composite panel and obscure glazed front door opening into:

Entrance Hall
With wood effect luxury vinyl Amtico flooring, window to side, stairs rising to first floor landing with understairs storage cupboard, ceiling lighting, wall mounted radiator, ornate coving, architrave and ceiling roses, power point and doors to rooms.

Cloakroom
Comprising a close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, obscure window to side, wall mounted fuseboard, ceiling lighting, wall mounted radiator, wood effect luxury vinyl Amtico flooring.

Living Room 15'8" x 10'3"
With window to front, ceiling lighting, wall mounted radiator, TV, telephone and power points, fitted carpet.

Kitchen Diner 16'11" x 8'9"
Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring stainless steel gas hob with extractor fan above, integrated double oven, integrated fridge freezer, integrated dishwasher, integrated washing machine, ceiling and inset ceiling downlighting, TV telephone and power points, wall mounted radiator, tiled flooring, window and French doors overlooking the rear entertaining patio and garden beyond.

First Floor Landing
With ceiling lighting, power point, airing cupboard housing hot water cylinder and slatted shelves, fitted carpet, doors to rooms, access to loft with ladder and lighting.

Bedroom 1 – 11'11" x 10'6"
With large window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet and door to:

En-suite
Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, inset ceiling downlighting, extractor fan, vanity light with electric shaving point, obscure window to side, wall mounted chromium heated towel rail, tile effect linoleum flooring.

Bedroom 2 – 12'7" x 9'10"
With window overlooking rear garden, ceiling lighting, wall mounted radiator, power points, telephone point and fitted carpet.

Bedroom 3 – 10'0" x 8'10"
With windows to both front and rear aspects, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Family Bathroom
Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, half-tiled surround, close coupled WC, pedestal wash hand basin with mixer tap, inset ceiling downlighting, extractor fan, vanity light with electric shaving point, obscure window to rear, wall mounted chromium heated towel rail, tile effect linoleum flooring.

OUTSIDE

The Front
The front of the property is beautifully nestled into the corner of the road with a block-paved driveway supplying off-street parking for 3 vehicles, beautifully landscaped front garden with mature shrubs and trees, step to front door, further up-and-over door to:

Detached Single Garage
With power and lighting within. Further personnel gate from driveway leading to:

Rear Garden
South-West facing L-shaped garden laid primarily to lawn with entertaining terrace, well stocked shrub and herbaceous tree and flower beds to the perimeter, all retained via close boarded fencing with outside lighting and water point that can also be found.







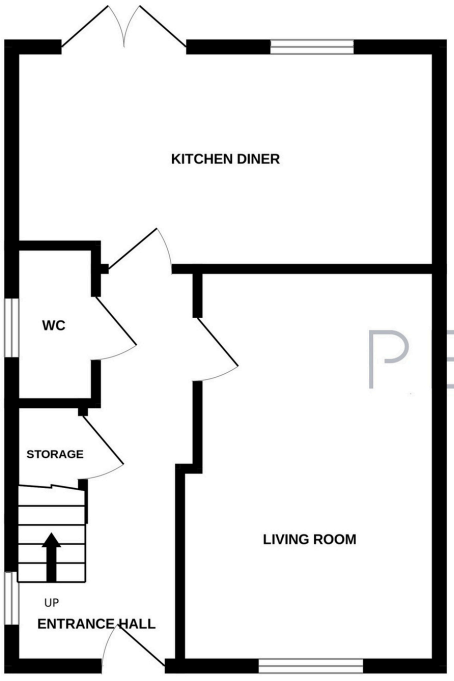
DETAILS

EPC:

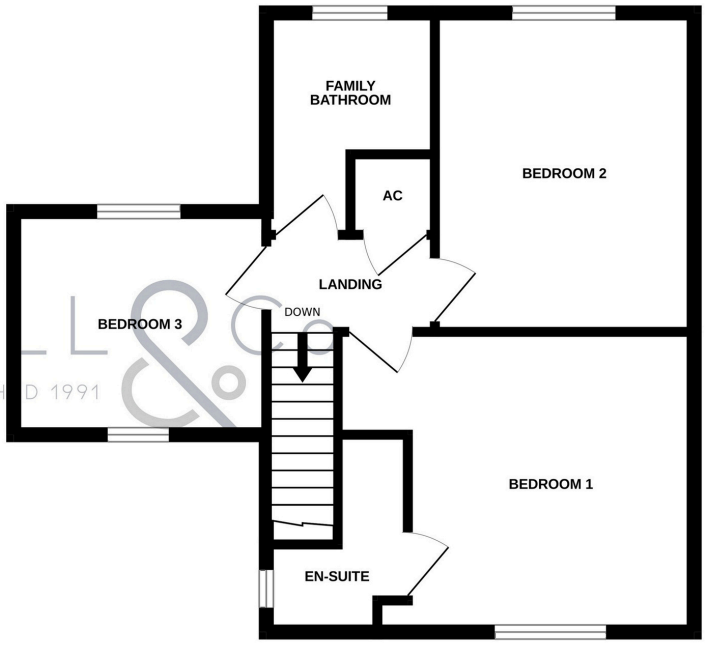
TO FOLLOW

FLOORPLAN:

GROUND FLOOR
413 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
501 sq.ft. (46.5 sq.m.) approx.



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TOTAL FLOOR AREA : 913 sq.ft. (84.9 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.
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GENERAL REMARKS & STIPULATIONS

Birch 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
7 Birch Road, Woodlands Park, Great Dunmow, CM6 1TN

COUNCIL TAX BAND
Band D

SERVICES
Gas fired central heating, mains drainage & 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 28/10/2026. 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.

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 35 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?

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