PESTELL & Co

ESTABLISHED 1991









ROWAN WAY, WOODLANDS PARK
GUIDE PRICE - £390,000

- NO ONWARD CHAIN
- IDEAL CUL-DE-SAC LOCATION
- 3 BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM
- MODERN KITCHEN DINER
- EN-SUITE TO PRINCIPAL BEDROOM
- SOUTH-FACING REAR GARDEN
- OFF-STREET PARKING
- GARAGE
- WALKING DISTANCE TO LOCAL AMENITIES

Offered with NO ONWARD CHAIN, this 3 bedroom semi-detached home boasts a modern kitchen diner, living room with French doors to the south facing garden and an en-suite to the principal bedroom. 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 south facing rear garden is laid to entertaining decking, patio and lawn, with conifer privacy screening.



















With composite panel and obscure glazed front door opening into:

Entrance Hall
With stairs rising to first floor landing, ceiling lighting, ornate coving, ceiling rose and architrave as per the standard of Woodlands Park, tiled flooring, doors to rooms.

Cloakroom
Comprising a close coupled W.C., vanity mounted wash hand basin with mixer tap and tiled splashback, obscure window to front, ceiling lighting, wall mounted fuse board, wall mounted radiator, tiled flooring.

Kitchen Diner 13'0" x 8'9"
Comprising an array of eye and base level cupboards and drawers with complimentary stone affect composite work surfaces and splashback, further tiled splashback, 1 ½ bowl under sunk stainless steel sink unit with work surface integrated drainer and mixer tap, four ring induction electric hob with glass splashback and extractor fan over, integrated oven beneath, integrated fridge freezer, integrated washing machine, feature bay window, inset ceiling and pendant lighting, wall mounted radiator, TV telephone and power points, tiled flooring.

Living Room 16'10" x 10'7"
With French doors and side lights leading out to the south facing entertaining decking, patio and garden beyond, ceiling lighting, wall mounted radiators, TV and power points, wood affect laminate flooring.

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

Bedroom 1 – 13'4" x 8'11"
With feature bay window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to:

En-Suite
Comprising a full tiled and glazed shower cubicle with integrate shower, pedestal wash hand basin with twin taps, half tiled surround, close coupled W.C., wall mounted radiator, inset ceiling down lighting, extractor fan, obscure window to side, tiled flooring.

Bedroom 2 – 8'11" x 7'4"
With window to rear, ceiling lighting, wall mounted radiator, power points and fitted carpet.

Bedroom 3 – 7'8" x 7'4"
With window to rear, 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 W.C., pedestal wash hand basin with mixer tap, obscure window to side, inset ceiling down lighting, extractor fan, wall mounted radiator, tiled flooring.

OUTSIDE

Externals
The front of the property is approached via a block paved driveway supplying off street parking, access to a detached garage with up and over door, power and lighting within, further block paved pathway to frond door and side access, further lawned area with feature trees, outside water point can also be found.

South Facing Rear Garden
Split into three sections of entertaining decking, patio and lawn, retained by close boarded fencing with mature conifer hedging to rear supplying privacy, outside lighting can also be found.

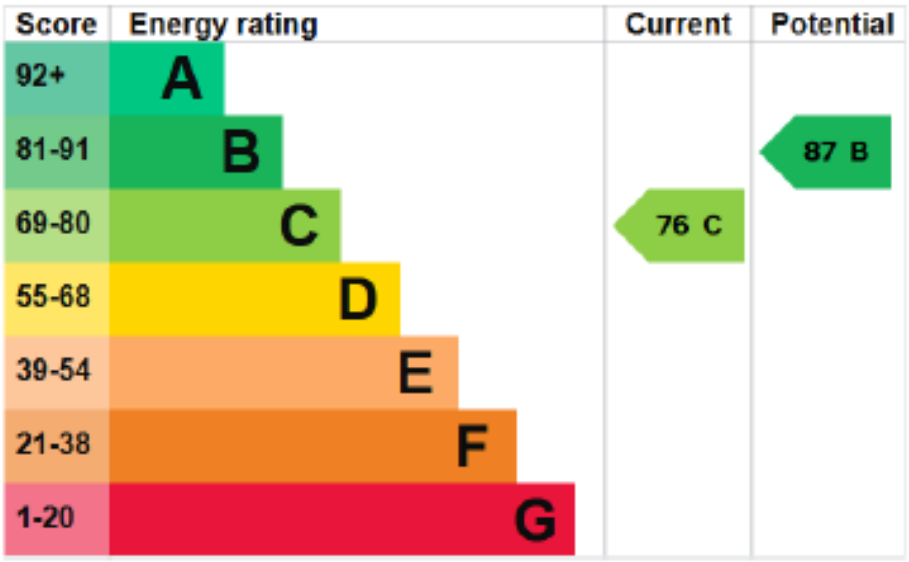






DETAILS

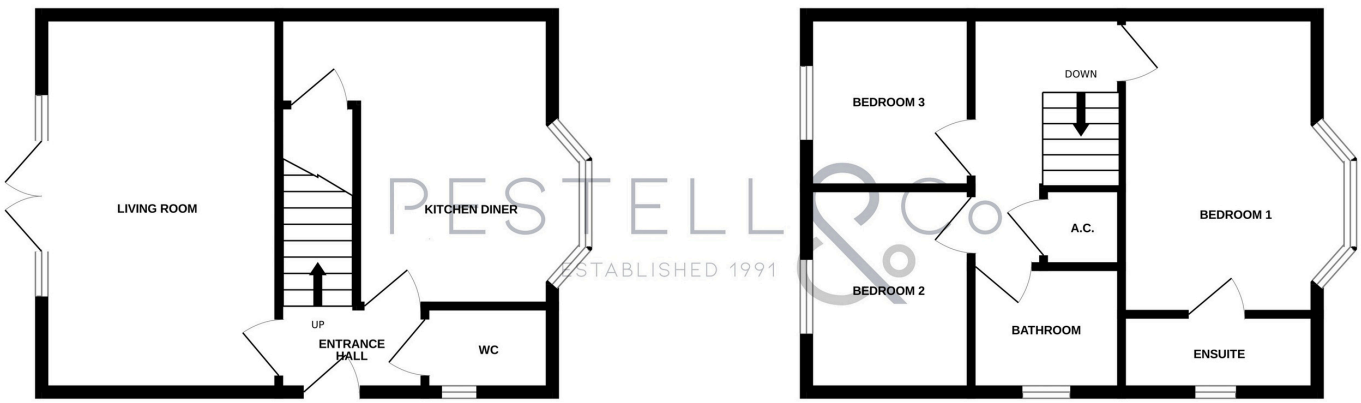
EPC:



FLOOR PLAN:

GROUND FLOOR
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR
390 sq.ft. (36.2 sq.m.) approx.



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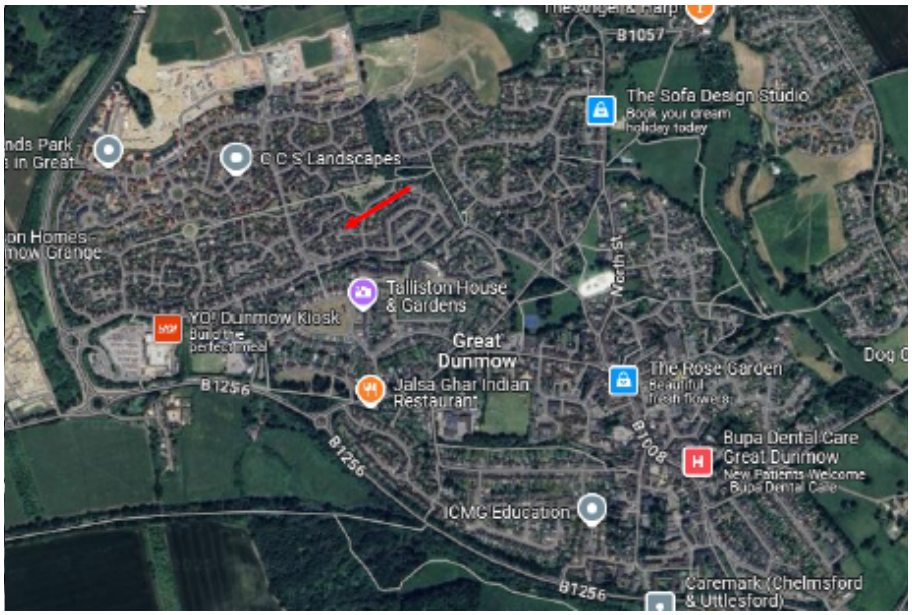
TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.

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

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 14/10/2026. 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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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?