



GUELDER ROSE, WOODLANDS PARK, GREAT DUNMOW

GUIDE PRICE – £640,000

- NO ONWARD CHAIN
- A WELL-PRESENTED 6 BEDROOM MID-TERRACE FAMILY HOME
- KITCHEN WITH INTEGRATED APPLIANCES
- LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN
- UTILITY ROOM & DOWNSTAIRS WC
- SPACIOUS PRINCIPAL BEDROOM
- FOUR PIECE EN-SUITE TO BEDROOM 2
- OFF-STREET PARKING & DOUBLE GARAGE
- SOUTH-FACING REAR GARDEN WITH PAVING AND ARTIFICIAL LAWN
- WALKING DISTANCE TO LOCAL PRIMARY SCHOOLS AND TESCO

Located on the popular Woodlands Park, and offered with NO ONWARD CHAIN, is this well-presented 6 bedroom mid terrace house which boasts an integrated kitchen, living room with French doors to rear garden, dining room and a downstairs cloakroom. On the 1st & 2nd floors, there is a spacious principal bedroom, bedroom 2 with a four piece en-suite and a further 4 bedrooms sharing the family bathroom and shower room. Externally, the property is approached via a locally renowned block-paved circus with centre feature with trees and lawn. There is off-street parking for 2 vehicles, a detached double garage and a low-maintenance south-facing rear garden.





With panel and glazed composite front door opening into:

Entrance Hall

With stairs rising to first floor landing, ornate coving architrave and ceiling roses, wood effect herringbone linoleum flooring, wall mounted radiator, telephone and power points, ceiling lighting, doors to rooms.

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap, half-tiled surround, ceiling lighting, wall mounted radiator, tiled flooring.

Utility Room

Comprising eye and base level cupboards with complimentary stone effect worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, recess power and plumbing for both washing machine and tumble dryer, sliding sash window to front, wall mounted radiator, power points, tiled flooring, inset ceiling downlighting and extractor fan.

Dining Room 11'0" x 10'0"

With sliding sash window to front, ceiling lighting, wall mounted radiator, power points, wall mounted fuseboard, wood effect herringbone style linoleum flooring, door through to:

Kitchen 13'11" x 10'0"

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, free-standing range oven with 5-ring gas hob, stainless steel splashback and extractor fan above, integrated fridge freezer, integrated dishwasher, inset ceiling downlighting, counter display lighting, cupboard housing boiler, wall mounted radiator, array of power points, tiled flooring, window and door to south-facing rear garden, door through to:

Living Room 17'6" x 14'2"

With bi-folding doors to rear entertaining terrace and garden beyond, inset ceiling downlighting, TV telephone and power points, fitted carpet.

First Floor Landing

With stairs rising to second floor landing, ceiling lighting, power points, fitted carpet and doors to rooms.

Bedroom 1 – 25'4" x 13'5" max

With Juliet balcony overlooking the centre circus of Woodlands Park with a bath royal crescent architectural style, 2 sliding sash windows overlooking the south-facing rear garden, feature gas fireplace with modern stone surround, ceiling lighting, wall mounted radiators, TV and power points, fitted carpet.

Bedroom 3 – 12'5" x 10'9"

With sliding sash window overlooking the south-facing rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 6/Home Office – 7'4" x 6'1"

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

Shower Room

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, wall mounted wash hand basin with mixer tap, full-tiled surround, obscure window to front, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, wood effect linoleum flooring.

Second Floor Landing

With access to loft, wall mounted radiator, power points, ceiling lighting, fitted carpet, airing cupboard housing pressurised hot water cylinder and slatted shelves, doors to rooms.

Bedroom 2 – 13'6" x 12'6"

With two windows to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet and door to:

En-suite

Comprising a four piece suite of panel enclosed bath with mixer tap, fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap, close coupled WC, full-tiled surround, obscure sliding sash window to front, inset ceiling downlighting, extractor fan, light-up vanity mirror with electric shaving point, wall mounted chromium heated towel rail, tile effect linoleum flooring.

Bedroom 4 – 12'7" x 8'3"

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

Bedroom 5 – 8'10" x 8'7"

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

Family Bathroom

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

OUTSIDE

Externals

The front of the property is approached via a locally renowned block-paved circus with centre feature with trees, lawn and wrought iron fencing, block-paved pathway leading to covered storm porch, low-maintenance frontage with mature hedges and wrought iron fencing. To the rear, the property benefits from off-street parking for 2 vehicles and a detached double garage with wall mounted fuseboard, power, lighting, up-and-over door and eaves storage, personnel gate from garage leading to:

South-Facing Rear Garden

Approximately 40ft in length and is laid to low maintenance of paving and artificial lawn with outside lighting, water and power point. The paved section to the rear of the garden is ideal for a hot tub and entertaining.



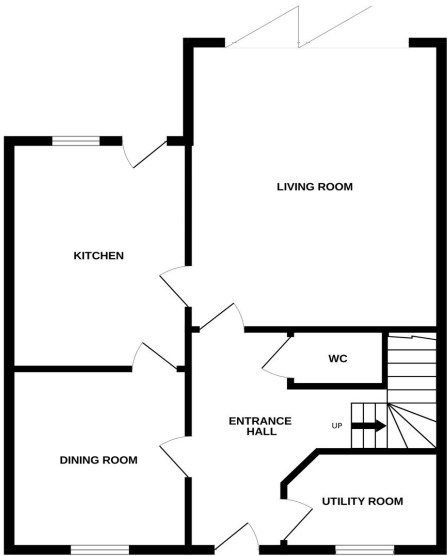
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

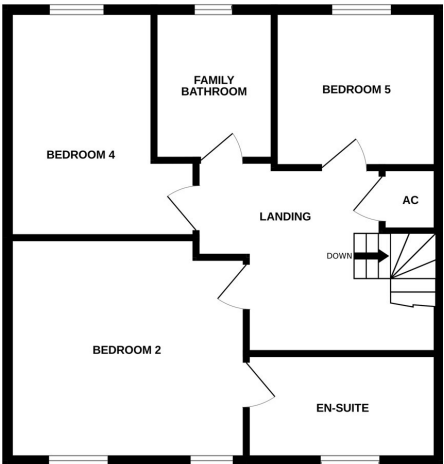
GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.3 sq.m.) approx.



2ND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



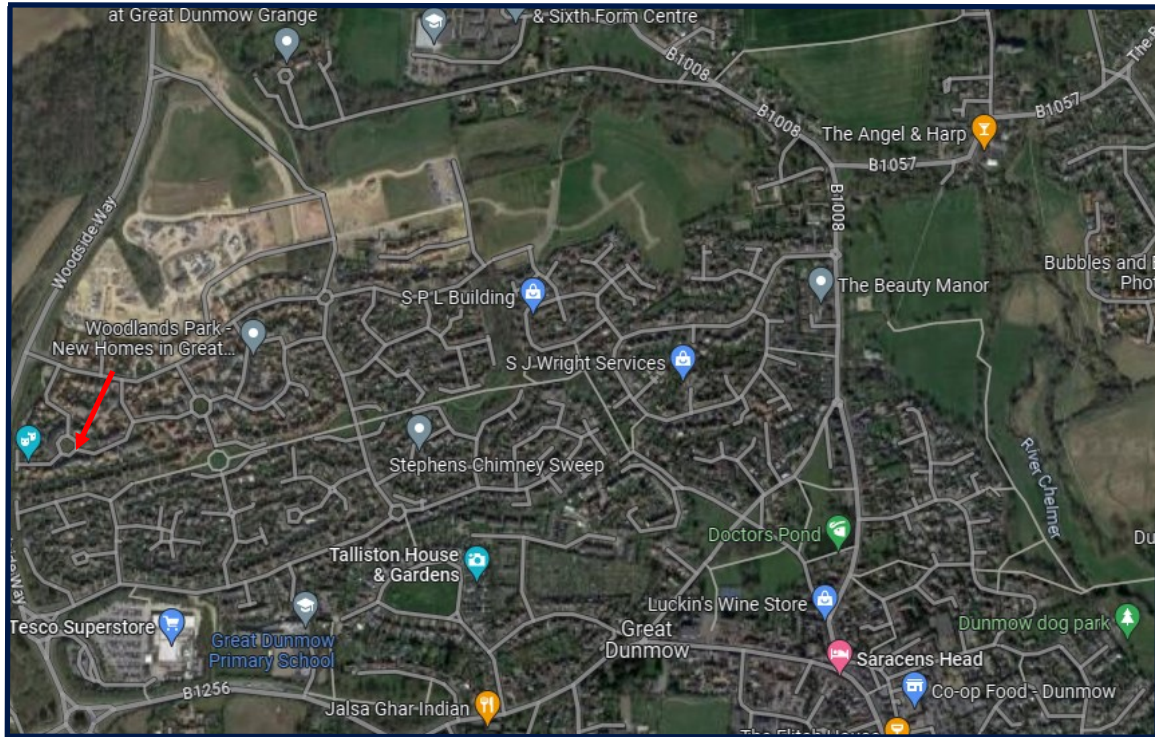
TOTAL FLOOR AREA : 1904 sq.ft. (176.9 sq.m.) approx.

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

Guelder Rose 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 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

33 Guelder Rose, Woodlands Park, Great
Dunmow, Essex, CM6 1TU

COUNCIL TAX BAND

Band F

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 18/09/2026. 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

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Do you have a commercial property to sell or let?

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