

PESTELL & Co

ESTABLISHED 1991



CROMWELL ROAD, FLITCH GREEN

4 bedroom end of terrace house | Offers in Excess of: £400,000

CROMWELL ROAD, FLITCH GREEN

We are pleased to offer this 4 bedroom end of terrace house. It boasts a kitchen/dine, a large living room and four bedrooms. The property has an allocated parking space with a single garage and is a short walk to local amenities.



Panel and glazed front door opening into:

ENTRANCE HALL

With ceiling lighting, wood effect laminate flooring, wall mounted radiator, power points, smoke alarm, thermostat and doors to rooms.

CLOAKROOM

With ceiling lighting, window to front aspect, vanity mounted wash hand basin with mixer tap, close coupled WC, wall mounted radiator

KITCHEN / DINER – 15'10" MAX X 13'11"

With bay window and shutters to front aspect, ceiling lighting, an array of eye and base level cupboards and drawers, recess power and plumbing for washing machine, fridge-freezer and dishwasher, Whirlpool oven with 4 ring gas hob and extractor fan, tiled flooring, granite effect worksurface, one and a half bowl single drainer stainless steel sink unit with mixer tap.

LIVING ROOM – 16'2" X 11'6"

With wood effect laminate flooring, window to rear aspect, French doors leading to rear garden, TV and power points, wall mounted radiators and ceiling lighting.

FIRST FLOOR LANDING

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

FAMILY BATHROOM

Comprising a close coupled WC, vanity mounted wash hand basin and mixer tap, tiled flooring, panel enclosed bath with mixer tap and shower attachment, chromium heated towel rail, half tiled surround, and a window to front.

BEDROOM 3 – 13'1" X 9'5"

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

BEDROOM 2 – 14’0” X 9’5”

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

BEDROOM 4 / STUDY – 8’4” X 6’6”

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

SECOND FLOOR LANDING

With fitted carpet, ceiling lighting, smoke alarm and door to;

BEDROOM 1 – 20’8” MAX X 10’9” MAX

With fitted carpet, window to front aspect, Velux window to rear aspect, wall mounted radiator, built-in wardrobe with hanging space, TV and power points and door to:

EN-SUITE

Comprising a vanity mounted wash hand basin, tiled flooring, close coupled WC, half tiled surround, enclosed shower cubicle with integrated shower, window to rear aspect, ceiling lighting and a chromium heated towel rail.

OUTSIDE

The front of the property is approached by a brick effect pathway, the property enjoys a garage with an allocated parking space.

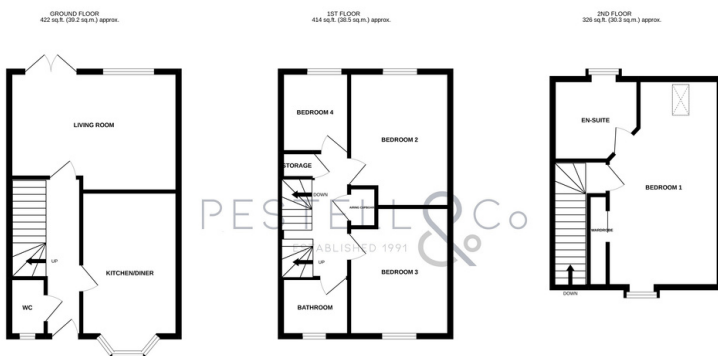
REAR GARDEN

The rear garden is split into two sections, one being a patio entertaining area and the other being lawn. The garden is enclosed by close boarded fencing and enjoys shrubbery.



FLOOR PLAN

EPC



TOTAL FLOOR AREA: 1162 sq ft (108.0 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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not shown inside and no guarantee as to their operability or efficiency can be given.
Made with roomscan v10/22

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GENERAL REMARKS & STIPULATIONS

Cromwell Road is only a short walk away from local primary school and Co-op. The mainline railway station at Bishop's Stortford 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

15 Cromwell Road, Flich Green, Little Dunmow, CM6 3GE

COUNCIL TAX BAND

Band D

SERVICES

Mains electricity, water and drainage, gas fired central heating

LOCAL AUTHORITY

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

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.