



## 15 CROMWELL ROAD

Flitch Green, Dunmow, CM6 3GE

O.I.E.O. £375,000



COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Four Bedroom House
- Kitchen Diner
- End Of Terrace
- Single Garage
- Allocated Parking
- Living Room
- Bedroom 4 / Home Office
- Master Bedroom Suite





## Property Description

### THE PROPERTY

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

### THE LOCATION

Located in the ever popular 'Fitch Green Village' Walking distance to the sort after 'Fitch Green Primary school,' walking distance to the well stocked village shop.

Felsted village is in close proximity offering, village shop, 2 pubs, and a tea room.

The historic town of Great Dunmow with its beautiful high street is only a short drive.

Neighbouring towns including Chelmsford, Braintree and Bishop's Stortford are within easy access by car or bus. Easy access to the A120, M11, and Stansted Airport.

### 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

### LOUNGE

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.

### 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.

### FIRST FLOOR LANDING

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

### **ATHROOM**

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 2**

14'0" X 9'5" With fitted carpet, ceiling lighting, TV and power points, window to rear aspect and wall mounted radiator.

### **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 4 / HOME OFFICE**

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:

### **ENSUITE**

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

### **GARDEN AND GARAGE**

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

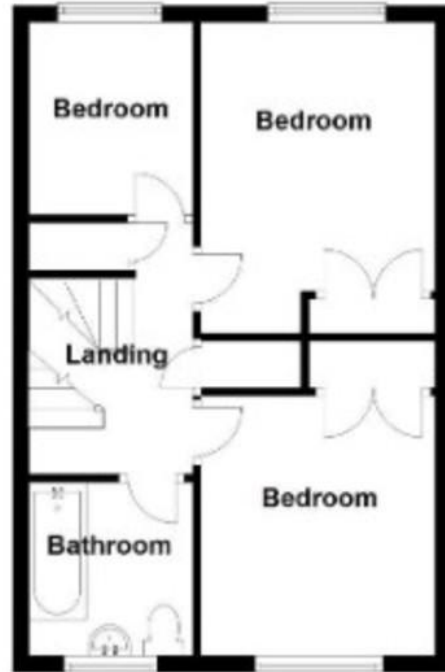
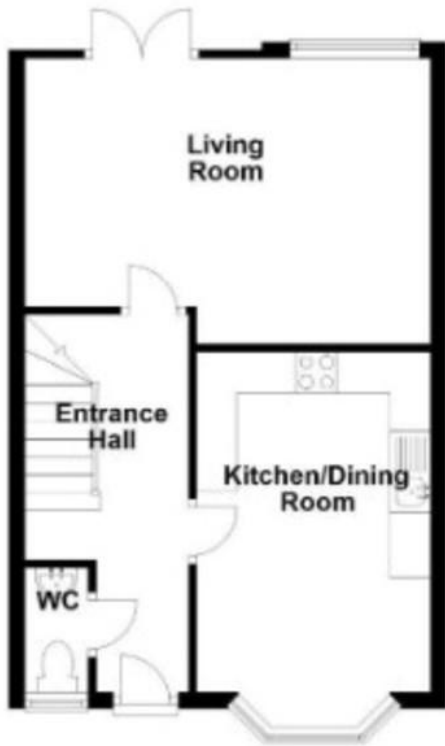
The rear garden is split into two sections, one being a patio entertaining area and the other being lawn. The garden is enclosed by close boarded fencing and enjoys shrubbery.

### **COUNCIL TAX**

Band D - Uttlesford 01799 510510







## COUNCIL TAX BAND

Tax band D

## TENURE

Freehold

## LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	77	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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