

WINCEY CLOSE, FINCHINGFIELD

GUIDE PRICE – £299,950

- 2 BEDROOM SEMI-DETACHED BUNGALOW
- LOCATED IN THE PICTURESQUE VILLAGE OF FINCHINGFIELD
- WET ROOM
- KITCHEN
- LIVING ROOM / DINING ROOM
- STOREROOM
- 75FT REAR GARDEN
- SINGLE GARAGE AND PARKING SPACE

We are pleased to offer this wonderful semi-detached bungalow in Wincey Close, Finchingfield. This property enjoys 2 bedrooms, living room / dining room, kitchen leading to storeroom, wet room. Outside, the property has a 75ft rear garden, a single garage and an additional parking space.





With panel and obscure glazed UPVC front door and obscure glazed sidelights opening into:

Entrance Hall

With ceiling lighting, access to loft, wall mounted radiator, telephone and power point, fitted carpet and doors to rooms.

Living Room / Dining Room – 13'8" x 12'8"

With ceiling lighting, large picture window to front, feature display fireplace, wall mounted radiator, TV and power points, fitted carpet and door to:

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect worksurface, single bowl single drainer stainless steel sink unit with mixer tap, 4 ring electric hob with tiled splashback and extractor fan above, integrated oven, recess power and plumbing for washing machine and dishwasher, island unit with storage beneath and eye level storage over, wall mounted radiator, ceiling lighting, large picture window to rear garden, airing cupboard housing hot water cylinder, recess and power for fridge, additional storage cupboard pantry with shelving and fuse board, tile effect linoleum flooring, door to:

Rear Hallway

With sliding doors out to garden and patio beyond, polycarbonate roof, ceiling lighting, fitted carpet and door to:

Storeroom

With window to side, power with recesses for chest freezers and tumble dryer, free standing oil fired boiler, lighting and fitted carpet.

Bedroom 1 – 12'5" x 9'10"

With ceiling lighting, large picture window overlooking rear garden, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 2 – 9'10" x 8'3"

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

Wet Room

Comprising a close coupled WC, wall mounted wash hand basin with tin taps, walk-in shower area with seat, wall mounted Mira shower with shower curtain surround, obscure window to rear, ceiling lighting, extractor fan, full tiled surround, wall mounted radiator.

OUTSIDE

The front of the property is approached by a pathway with well-manicured lawns either side, surrounded by well-stocked shrub and herbaceous borders, retained by wire fencing, close boarded fencing and hedging.

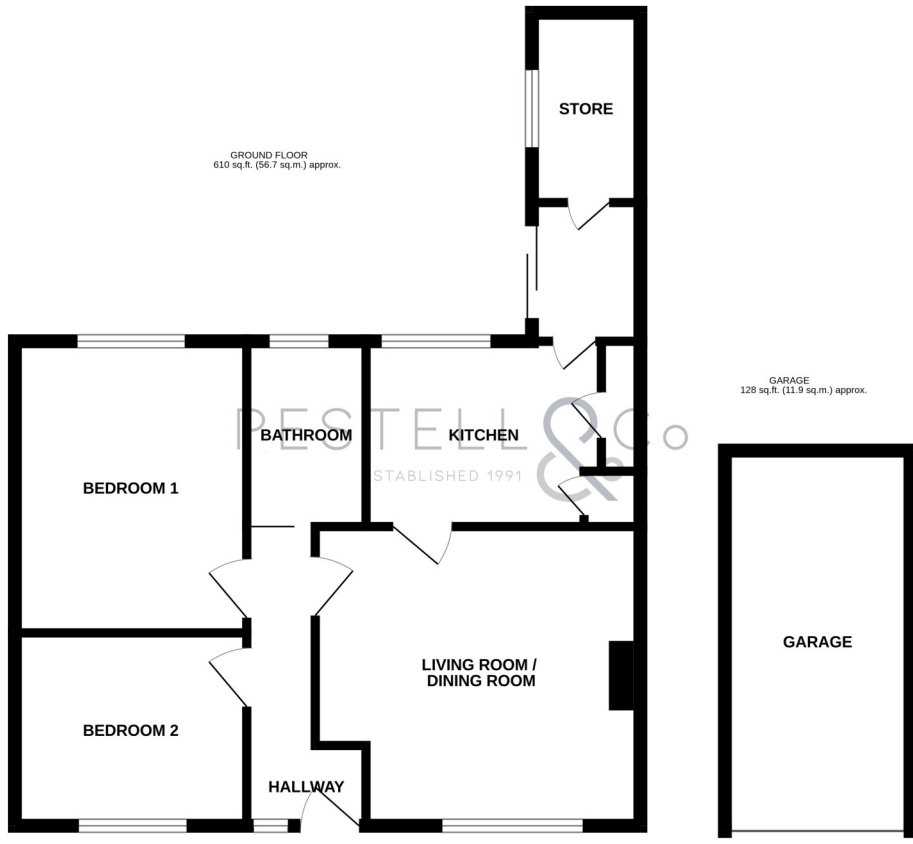
Rear Garden – 75ft

Separated into a variety of areas of raised decking, lawn and pond with hard standing for three timber sheds, oil tank retained by close boarded fencing and wire fencing, pathway leading out to parking and garage with a detached single garage with up and over door with power and lighting within and an additional parking space. Outside power and water points can also be found.



DETAILS

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 87 B |
| 69-80 | C | | |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



TOTAL FLOOR AREA : 738 sq.ft. (68.6 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

Winsey Close is located in the picturesque village of Finchingfield and is approximately a 5 minute walk to the centre. The market towns of Great Dunmow and Saffron Walden are approx 9 miles away offering a wider choice of shops, restaurants and boutiques. You also have the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

4 Winsey Close, Finchingfield, CM7 4LY

COUNCIL TAX BAND

Band C

SERVICES

Oil fired central heating, mains drainage and water

LOCAL AUTHORITY

Braintree District Council, Causeway House, Braintree, Essex, CM7 9HB

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.

PESTELL & Co

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