



## BAYNARD AVENUE, FLITCH GREEN

GUIDE PRICE £375,000

- 3 BEDROOM SEMI-DETACHED
- CONTEMPORARY KITCHEN DINER
- LIVING ROOM WITH FIREPLACE
- UTILITY CUPBOARD/ CLOAKROOM
- EN-SUITE TO BEDROOM 1
- FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- TANDEM LENGTH GARAGE WITH POWER
- OFF STREET PARKING
- RECENTLY INSTALLED KITCHEN, WINDOWS AND BOILER
- WALKING DISTANCE TO PRIMARY SCHOOL AND CO-OP

A recently modernised 3 bedroom semi-detached with newly installed uPVC windows, boiler and kitchen. The property comprises of a contemporary kitchen diner, living room with fireplace and French doors, bedroom 1 with en-suite, south facing rear garden, tandem length garage and off street parking.





Composite panel and obscure glazed front door opening into:

### **Entrance Hall**

With stairs rising to first floor landing, ceiling lighting, smoke alarm, tile effect luxury vinyl flooring, door to living room and opening to:

### **Open plan Kitchen Diner**

With window to front, French doors to rear, ceiling and insert ceiling lighting, wall mounted radiators, power points, continuation of the tile effect luxury vinyl flooring. Kitchen area comprising an array of eye and base level cupboards and drawers with complimentary quartz work surfaces and splash back, single bowl, single drainer composite sink unit with instant hot water mixer tap over, freestanding Belling oven with 5 ring induction hob and contemporary extractor fan over, integrated fridge freezer, integrated low level freezer, integrated dishwasher, utility cupboard housing plumbing and power for washing machine and tumble drier with ceiling lighting and wall mounted radiator (previously a cloakroom and therefore easily returned should a ground floor cloakroom be required), cupboard housing Ideal Logic boiler, counter display lighting.

### **Living Room 15'7" x 10'6"**

With window to front, French door and window to rear patio and garden beyond, feature gas fireplace with stone surround and hearth, wall mounted radiators, TV, telephone and power points, tiled flooring.

### **First Floor Landing**

With access to loft that is partially boarded and has lighting, airing cupboard housing a large pressurised hot water cylinder, fitted carpets, wall mounted radiator, power points, doors to rooms.

### **Bedroom 1: 11'5" x 10'9"**

With window to front, built-in wardrobe, ceiling lighting, wall mounted radiator, power points, fitted carpet, door to:

### **En-Suite**

Comprising an oversized fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with mixer tap, close couple W.C., half tiled surround, ceiling lighting, extractor fan, electric shaving point, wall mounted radiator, obscure window to rear, linoleum flooring.

### **Bedroom 2: 10'8" x 9'1"**

With window to front, built-in wardrobe, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

### **Bedroom 3: 9'6" x 6'11"**

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

### **Family Bathroom**

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower attachment over, half tiled surround, pedestal wash hand basin with mixer tap, close couple W.C., wall mounted radiator, ceiling lighting, extractor fan, electric shaving point, wood effect linoleum flooring, obscure window to rear.

# OUTSIDE

## Front

The front is approached via a paved pathway intersecting two areas of lawn, retained by iron fencing, personnel gate to rear garden, side vehicular access to:

## Parking

An en-bloc tandem length garage with up and over door, power and lighting. Additional parking space to side.

## South Facing Rear Garden

Split into two areas of entertaining patio and lawn, retained by close boarded fencing. Outside water and lighting can also be found.



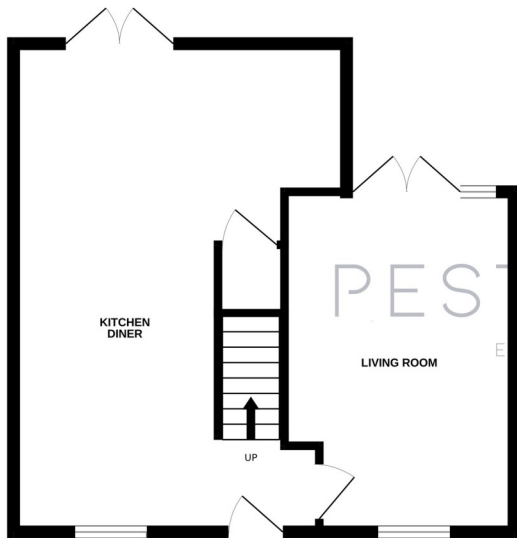
# DETAILS

## EPC

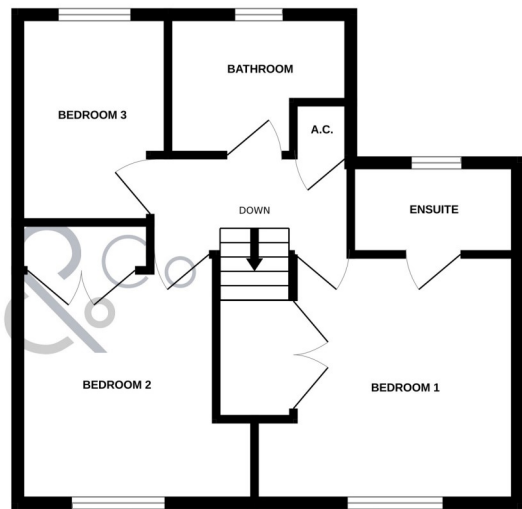
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



1ST FLOOR  
460 sq.ft. (42.7 sq.m.) approx.



TOTAL FLOOR AREA : 920 sq.ft. (85.5 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

Baynard Avenue is situated in Flich Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flich Green Primary School and convenient Co-Op. At its neighboring village of Felsted further schooling can be found along with another shop for your day to day needs, public houses and restaurant's. With 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. Further mainline station can also be found at Chelmsford with it's park-and-ride located on the north side of the city.

## DIRECTIONS



## FULL PROPERTY ADDRESS

41 Baynard Avenue, Flich Green, Essex CM6 3FF

## COUNCIL TAX BAND

Band E

## SERVICES

Gas fired central heating, mains drainage, mains water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

**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.

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