



BAYNARD AVENUE, FLITCH GREEN

GUIDE PRICE £425,000

- 3 DOUBLE BEDROOM END OF TERRACE
- KITCHEN WITH FRENCH DOORS TO DINING ROOM
- LIVING ROOM WITH FIREPLACE
- CLOAKROOM
- EN-SUITE TO BEDROOM 1
- FAMILY BATHROOM
- WEST FACING REAR GARDEN
- SINGLE GARAGE WITH POWER AND 1 PARKING SPACE
- WALKING DISTANCE TO FLITCH GREEN ACADEMY AND CO-OP

A larger than average, in our opinion, 3 double bedroom end of terrace. The property comprises of a white gloss kitchen with French doors to a dining room, living room with fireplace and French doors to the rear garden, bedroom 1 with en-suite and built-in wardrobes, two further double bedrooms, west facing rear garden with personnel gate to an en-bloc single garage and off street parking space.





Newly installed composite panelled door opening into:

Entrance Hall

With stairs rising to first floor landing, insert ceiling downlighting, smoke alarm, wall mounted radiator, fitted carpet, power points, cupboard housing fuseboard and electric meter, doors to rooms:

Cloakroom

Comprising a close couple W.C., pedestal wash hand basin with twin taps, full mosaic tiled surround and tiled flooring, insert ceiling downlighting, extractor fan, wall mounted radiator and fitted mirror.

Living room – 19'3" x 13'11" max

With French doors and side lights leading out to West facing rear garden, further window to front, ceiling lighting, wall mounted radiators, feature electric fireplace with stone surround and hearth, TV, telephone and power points, fitted carpet.

Dining room – 11'5" max x 9'6"

With window to front, ceiling lighting, wall mounted radiator, array of power points, tiled flooring, glazed twin doors leading into:

Kitchen - 13'11" x 9'7"

Comprising an array of eye and based level cupboards and drawers, complimentary granite-effect square edged work surfaces, single bowl single drainer stainless steel sink unit with mixer tap, four ring gas hob with electric oven under and extractor fan above, recess power and plumbing for washing machine, dishwasher and tall fridge freezer, cupboard housing recently installed Worcester boiler, insert ceiling downlighting, counter display lighting, window and door to rear garden, tiled flooring and wall mounted radiator.

First floor landing

With access to loft with lighting, further storage cupboard with shelving, window to rear, fitted carpets, power points, smoke alarm and ceiling downlighting. Doors to rooms:

Bedroom 1 – 16'10" max x 12'5" max

With window to front, ceiling lighting, wall mounted radiator, built-in double wardrobe with shelf, further insert ceiling downlighting, TV, telephone and power points, fitted carpets, full length fitted mirror, door to:

Ensuite

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled W.C., pedestal wash hand basin with twin taps, full tiled surround, obscure window to rear, insert ceiling downlighting, extractor fan, wall mounted radiator, fitted mirror and tiled flooring.

Bedroom 2 – 13'11" x 9'6"

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

Bedroom 3 – 11'10" x 9'9"

With window to front, ceiling lighting, wall mounted radiator, power points and fitted carpets.

Family Bathroom

Comprising a three-piece suite of panel enclosed bath with twin taps, integrated shower over, full mosaic tiled surround with large vanity mirror, close coupled W.C., pedestal wash hand basin with twin taps, obscure window to front, insert ceiling downlighting, extractor fan, wall mounted radiator, tiled flooring.

OUTSIDE

Front

Front of the property is approached by a paved pathway, dissecting two low maintenance shingle areas leading to the front door with porch lamps either side, all enclosed with red robin hedging.

Rear Garden

West facing rear garden with two entertaining patio areas, completely retained by brick walling or close boarding fencing with mature shrub and herbaceous hedged borders. Outside lighting and water points can also be found. A personnel gate leads out to the rear parking space and en-bloc single garage with up and over door, power, lighting and eves storage.



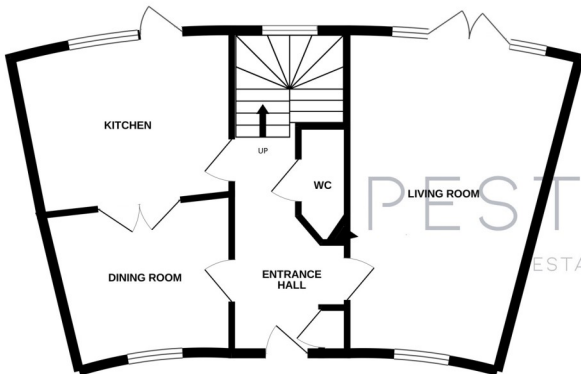
DETAILS

EPC

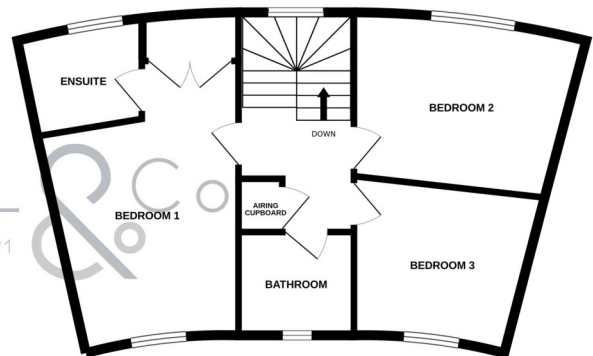
Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



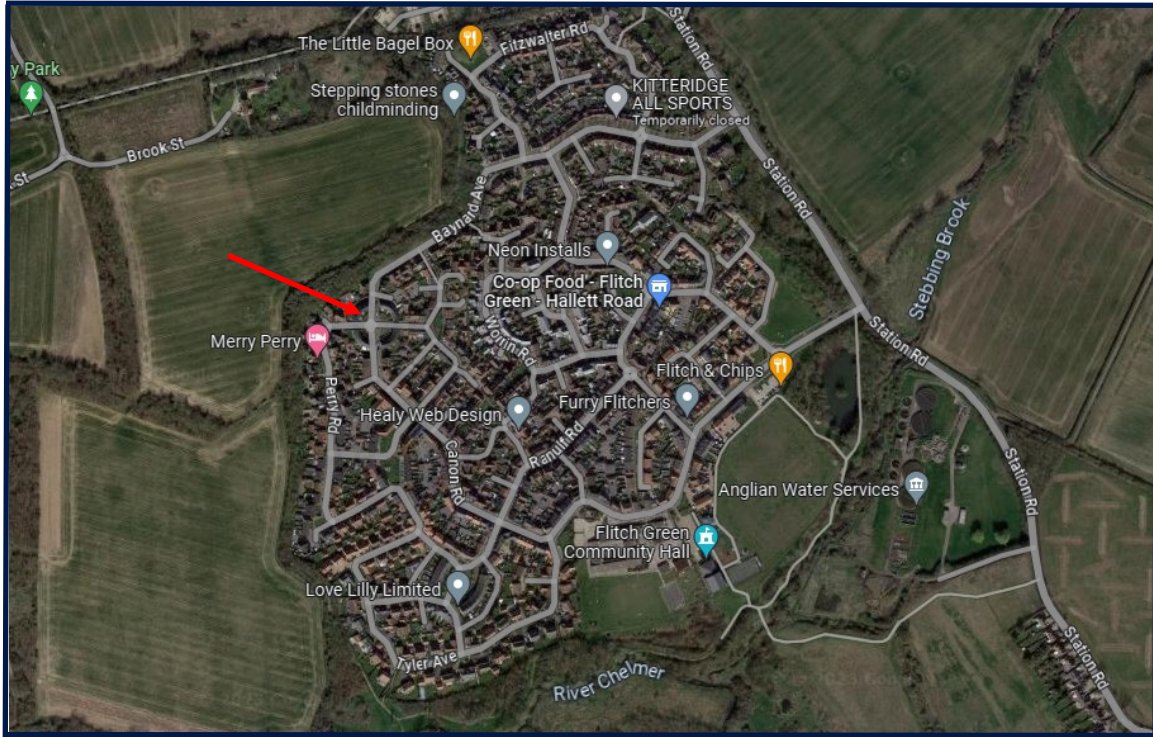
TOTAL FLOOR AREA : 1134 sq.ft. (105.3 sq.m.) approx.

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 on Flitch Green, a popular development close to Great Dunmow with it's renowned Flitch 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

60 Baynard Avenue, Flitch Green, Essex CM6 3FD

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.

PESTELL & Co

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Do you have a property that you would like to rent but uncertain how to go about it?

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