



BAYNARD AVENUE, FLITCH GREEN

GUIDE PRICE £485,000

- NO ONWARD CHAIN
- 5 BEDROOM LINK-DETACHED
- CONTEMPORARY KITCHEN DINER
- LIVING ROOM WITH FIREPLACE & BAY WINDOW
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO BEDROOM 1
- 2 FOUR-PIECE BATHROOMS
- OFF STREET PARKING AND GARAGE
- SOUTH FACING REAR GARDEN
- WALKING DISTANCE TO PRIMARY SCHOOL AND CO-OP

A recently decorated 5 double bedroom home with 3 bathrooms. Comprising large entrance hall with storage and cloakroom, living room with bay window and fireplace, contemporary kitchen dining room with French doors to the south facing rear garden, en-suite to bedroom 1 and 2 further four-piece bathrooms. Outside there is a single garage and off road parking for 3 vehicles.





With panel obscure glazed front door opening into;

Entrance Hall

With tiled flooring, understairs storage cupboard, inset ceiling downlighting, wall mounted radiator, power points, stairs rising to first floor landing, doors to rooms.

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, wall mounted radiator, obscure window to side, ceiling lighting, tiled flooring.

Living Room 21'2" max x 11'2"

With bay window to front, wall mounted radiators, feature stone fireplace, tiled flooring, inset ceiling downlighting, TV telephone and power points, French doors leading into;

Kitchen Diner 17'9" x 10'3"

With kitchen area comprising an array of eye and base level cupboards and drawers with complementary stone effect worksurface and glazed splashback, feature matching island with breakfast bar and stainless steel sink unit with mixer tap, 4 ring electric hob with stainless steel extractor fan above, integrated oven and combination oven, integrated fridge-freezer, 2 sets of French doors leading out to rear entertaining patio and garden beyond, inset ceiling downlighting, wall mounted radiators, TV, telephone and power points, tiled flooring.

First Floor Landing:

With stairs rising to second floor landing, smoke alarm and ceiling lighting, airing cupboard with pressurised hot water cylinder, further storage cupboard, oak flooring, doors to rooms.

Bedroom 1 - 17'11" x 10'4"

With window overlooking rear garden, inset ceiling downlighting, built in wall-to-wall wardrobes with mirrored sliding doors and hanging rails and shelving within, wall mounted radiator, TV and power points, fitted carpet, door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with twin tap and tiled splashback, closed couple WC, wall mounted radiator, inset ceiling downlighting, extractor fan, obscure window to side, wood effect vinyl flooring.

Bedroom 2 - 14'5" x 11'10"

With large window to front, inset ceiling downlighting, wall mounted radiator, TV, telephone and power points, built-in storage cupboard, oak flooring.

Bedroom 5 - 10'4" x 8'9"

With window to front, ceiling lighting, wall mounted radiator, power points, built-in storage cupboard, oak flooring.

Family Bathroom

Comprising a 4-piece suite of panel enclosed bath with twin taps and mosaic tiled surround, closed couple WC, pedestal wash hand basin with twin tap and tiled splashback, fully tiled and glazed shower cubicle with integrated shower, further storage cupboard, inset ceiling downlighting, extractor fan, obscure window to rear, wood effect vinyl flooring.

Second Floor Landing

With ceiling lighting, smoke alarm, fitted carpet, wall mounted radiator, laundry cupboard with power and plumbing for washing machine and tumble drier, doors to rooms.

Bedroom 3 - 11'11" x 11'11"

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

Bedroom 4 - 11'11" x 10'4"

With window to rear, ceiling lighting, wall mounted radiator, power points, fitted carpet, walk-in wardrobe storage cupboard, access to loft.

Second Floor Bathroom

Comprising a 4-piece suite of panel enclosed bath with twin taps and mosaic tiled surround, pedestal wash hand basin with twin taps and mosaic tiled splashback, closed coupled WC, fully tiled and glazed shower cubicle with integrated shower, inset ceiling downlighting, extractor fan, Velux window to rear, tiled effect vinyl flooring, wall mounted radiator, access to loft.

OUTSIDE

Front of the Property:

Approached via a paved front and outside lighting to front door, tarmacadam driveway supplying off-street parking for at least 2 vehicles with access to garage with up-and-over door, eves storage power and lighting, personnel gate to;

Rear Garden:

Split into 2 areas of entertaining patio and lawn, retained by brick walling and fencing with mature maple tree, outside water point can also be found.



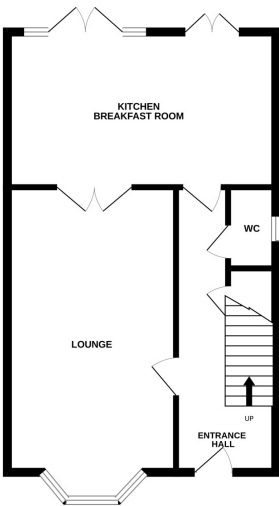
DETAILS

EPC

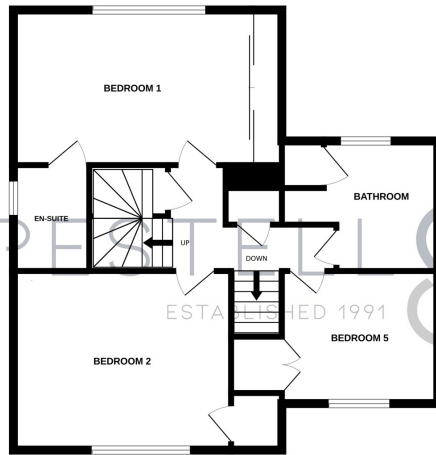
TO FOLLOW

FLOOR PLAN

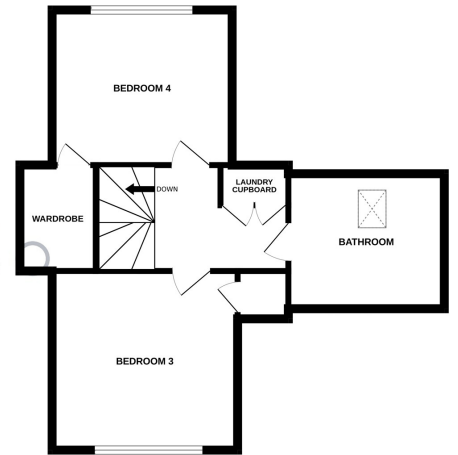
GROUND FLOOR
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR
692 sq.ft. (64.3 sq.m.) approx.



2ND FLOOR
494 sq.ft. (45.9 sq.m.) approx.



TOTAL FLOOR AREA : 1712 sq.ft. (159.1 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

73 Baynard Avenue, Flich 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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