



## MANDEVILLE WALK, FLITCH GREEN

GUIDE PRICE – £425,000

- NO ONWARD CHAIN
- 3 BEDROOM LINKED HOUSE
- 3 DOUBLE BEDROOMS
- PRINCIPLE BEDROOM WITH EN-SUITE
- KITCHEN BREAKFAST ROOM
- LARGE LIVING ROOM DINER
- WEST FACING REAR GARDEN
- SINGLE GARAGE AND ALLOCATED PARKING
- CUL-DE-SAC LOCATION OVERLOOKING GREEN
- WALKING DISTANCE TO AMENITIES AND JUNIOR SCHOOL



A well presented 3 double bedroom home offered with NO ONWARD CHAIN. The property offers great accommodation including a large living room diner, integrated kitchen breakfast room, principle bedroom with en-suite and fitted wardrobes, 2 further double bedrooms, west facing rear garden, single garage and allocated parking.





Step up to uPVC panel and glazed front door with outside light point, opening onto:

### **Entrance Hall**

Measuring 11'7" in length with ceiling light point, smoke alarm, wall mounted thermostatic control, tiled flooring, fitted radiator, large storage cupboard with lighting, turn staircase to the first floor.

### **Kitchen Breakfast Room 11'7" x 7'6"**

Comprises an array of eye and base level units and drawers with complementary rolled work surfaces and tiled splash backs, stainless steel 1 1/2 bowl sink unit with mixer tap and drainer, integral fridge and freezer, integral stainless steel Neff double oven with a 5 ring gas hob with stainless steel splash back and extractor hood, integral Neff dishwasher, recess and plumbing for washer/dryer with an integral door, window to the front aspect, inset ceiling spot lights, attractive tiled flooring, ample storage space and space for a breakfast bar.

### **Living Room Diner 17'1" x 14'7"**

With sliding patio doors to the rear patio and garden, further window to the rear aspect, ceiling light point with dimmer switch, large under stairs storage cupboard, 2 fitted radiators, TV aerial point, telephone point, power points and fitted carpet.

### **Cloakroom**

Comprises a close coupled w.c., wash hand basin with tiled splash backs, fitted radiator, tiled flooring, extractor.

### **First Floor Landing**

A spacious landing area with ceiling light point, smoke alarm, security alarm, power points, airing cupboard housing cylinder, loft hatch giving access to a huge loft space, doors to rooms:

### **Bedroom 1 - 14'0" x 10'3"**

With window to the front aspect, large fitted wardrobes with hanging rail and shelving above, inset ceiling spot lights with dimmer switch, power points, fitted radiator, fitted carpet and door opening onto:

### **En-suite**

Comprises of a close coupled w.c., pedestal wash hand basin with mixer tap and tiled splash back, fully tiled double shower cubicle, heated towel rail, inset ceiling spot lights, half tiling to some walls, electric shave point and extractor fan.

### **Bedroom 2 - 10'6" x 9'4"**

With a large window to the front aspect, ceiling light point, fitted radiator, fitted carpet, power points, TV aerial point, telephone point, fitted wardrobe with hanging rail and shelving above.

### **Bedroom 3 - 13'11" x 8'1"**

With window to the rear aspect, ceiling light point, fitted radiator, fitted carpet and power points.

### **Family Bathroom**

A white suite which comprises of a panel enclosed bath with mixer tap, wall mounted shower attachment and tiled surround, pedestal wash hand basin with tiled splash backs and mixer tap, close coupled w.c., obscure window to the rear aspect, heated towel rail, inset ceiling spot lights, fitted carpet, electric shaver point and extractor fan.



# OUTSIDE

## **The Front**

To the front of the property there are 2 small low maintenance flowerbeds, outside lighting and access through an archway to the single garage and allocated off street parking. The garage has an up and over door. From the driveway there is gated side access to:

## **Rear garden**

Which is of good size and approximately 47ft in length, laid mainly to lawn with a side storage space ideal for bin store. There is a small patio area ideal for entertaining; outside water point and power point can also be found.



# DETAILS

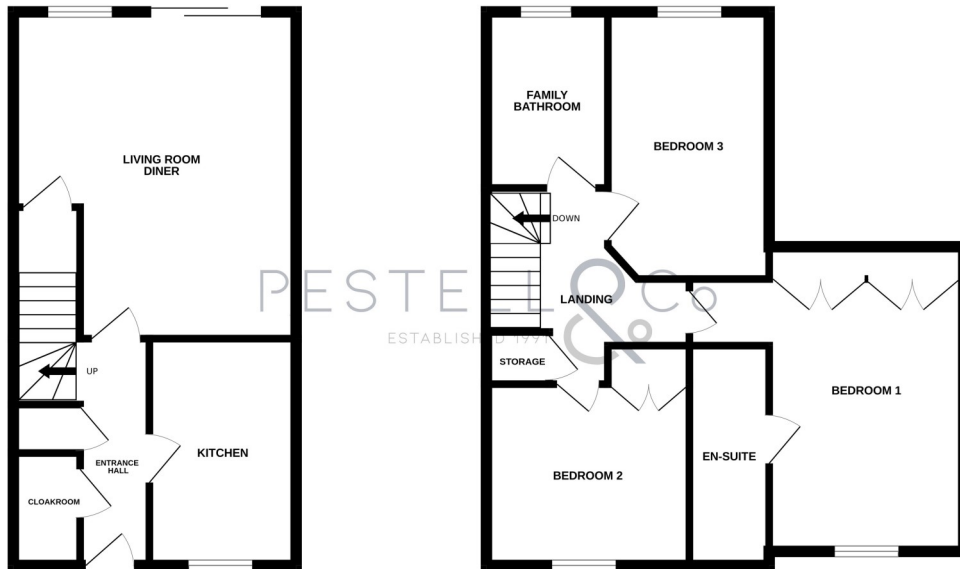
## EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 90 B      |
| 69-80 | C             | 76 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## FLOOR PLAN

GROUND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.

1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 994 sq.ft. (92.4 sq.m.) approx.

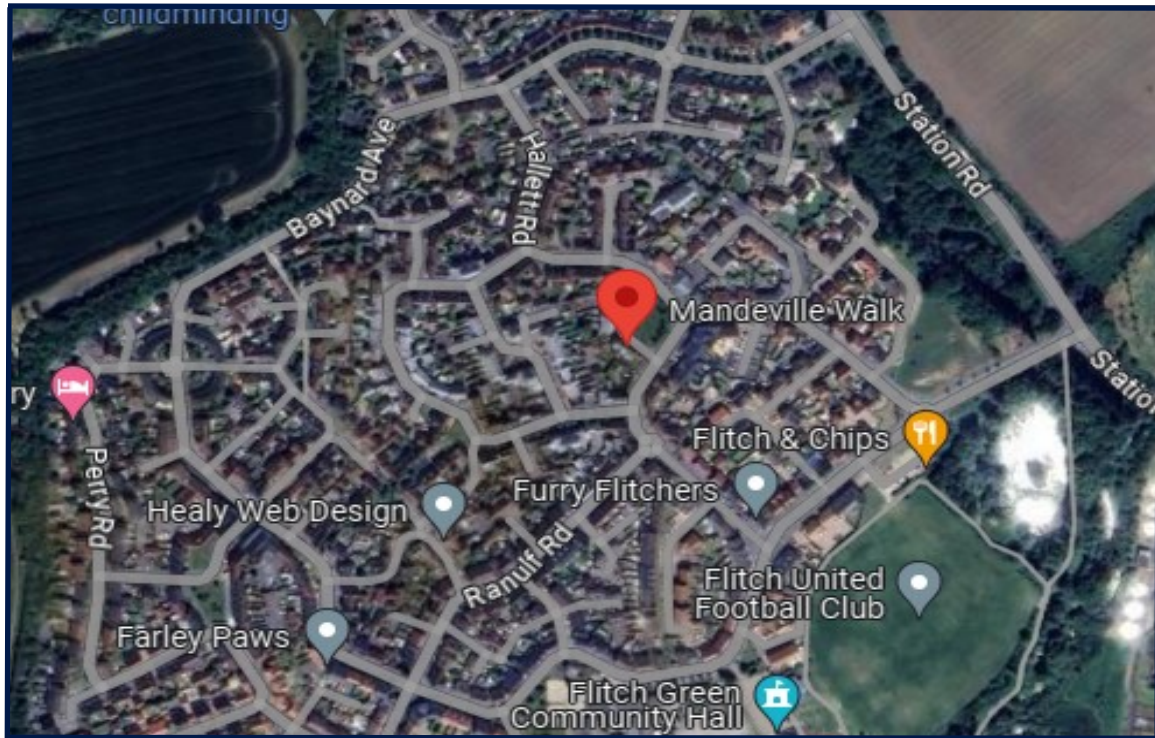
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

Mandeville Walk is situated in Flich Green, a popular development close to Great Dunmow with it's renowned Flich Green Primary School and convenient Co-Op. At its neighbouring 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

5 Mandeville Walk, Flich Green, Essex, CM6 3FW

## COUNCIL TAX BAND

Band D

## SERVICES

Gas fired central heating, mains drainage and 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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