



BAYNARD AVENUE, FLITCH GREEN

GUIDE PRICE £400,000

- NO ONWARD CHAIN
- 4 BEDROOM SEMI DETACHED 3 STOREY HOUSE
- CONTEMPORARY KITCHEN DINER
- FIRST FLOOR LIVING ROOM
- GROUND FLOOR CLOAKROOM
- EN-SUITES TO BEDROOM 1 AND BEDROOM 2
- FAMILY BATHROOM
- OFF STREET PARKING
- GARAGE CONVERTED TO HOME OFFICE/ STUDIO GYM

A three storey 4 bedroom semi detached home with 3 bathrooms. Comprising large entrance hall with under stairs storage, cloakroom, ground floor home office/bedroom, contemporary kitchen dining room with French doors to the west-facing entertaining rear garden, large living room, bedroom and family bathroom on first floor, marble effect en-suites to bedroom 1 and 2 on second floor. Outside there is a converted garage and space for parking through an undercroft archway to the side of the property.





With composite panel and obscure glazed front door opening into;

Entrance Hall

With stairs rising to first floor landing, ornate flooring, understairs storage cupboard and further storage drawers, wall mounted radiator, ceiling lighting, smoke alarm, power and telephone points, doors to rooms.

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with twin tap and mosaic tiled splashback, wall mounted radiator, inset ceiling downlighting, extractor fan, tiled flooring.

Bedroom 4/Home Office 11'6" x 8'4" (3.51m x 2.54m)

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

Kitchen Diner 14'8" x 13'0" (4.47m x 3.96m)

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect square edge work surface and glazed splashback, single bowl single drainer composite sink unit with mixer tap, 4-ring electric hob with glazed splashback and contemporary extractor fan above, integrated double oven, integrated dishwasher, integrated washing machine, recess and power for large fridge-freezer, inset ceiling and ceiling lighting, further counter display lighting, window and French doors leading out to west-facing entertaining rear garden, tiled flooring, wall mounted radiator, array of power points, cupboard housing gas boiler.

First Floor Landing

With window to front, ceiling lighting, smoke alarm, stairs rising to second floor, wall mounted radiator, fitted carpet, doors to rooms.

Living Room 14'8" x 13'0" (4.47m x 3.96m)

With two windows to rear, ceiling lighting, wall mounted radiators, TV telephone and power points, wooden flooring.

Bedroom 3 - 9'11" x 8'2" (3.02m x 2.49m)

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

Family Bathroom

Comprising a panel enclosed bath with twin tap and mosaic tiled surround, pedestal wash hand basin with twin tap and mosaic tiled splashback, close coupled WC, inset ceiling downlighting, wall mounted radiator, tiled flooring.

Second Floor Landing

Ceiling lighting, access to loft, wall mounted radiator, power points, airing cupboard housing hot water cylinder and slatted shelves, doors to rooms.

Bedroom 1 - 13'0" x 10'7" (3.96m x 3.23m)

With built-in wardrobes, ceiling lighting, Velux window to rear, wall mounted radiator, TV and power points, fitted carpet, door to;

En-suite

Comprising a marble effect aqua boarded oversized shower cubicle with integrated twin head shower, glazed screen, vanity mounted wash hand basin with mixer tap over and storage beneath, close coupled WC, Velux window to rear, inset ceiling downlighting, extractor fan, wood effect flooring.

Bedroom 2 - 11'11" x 11'5" (3.63m x 3.48m)

With dormer window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to;

En-suite

Comprising a marble effect aqua boarded oversized shower cubicle with integrated shower and glazed screen, vanity mounted wash hand basin with mixer tap above and storage beneath, close coupled WC, wall mounted radiator, inset ceiling downlighting, extractor fan, wood effect flooring.

OUTSIDE

The Front

The front of the property is approached via a block-paved frontage with wrought iron fencing and gate leading to front door, under croft archway leading to parking and storage with personnel gate to;

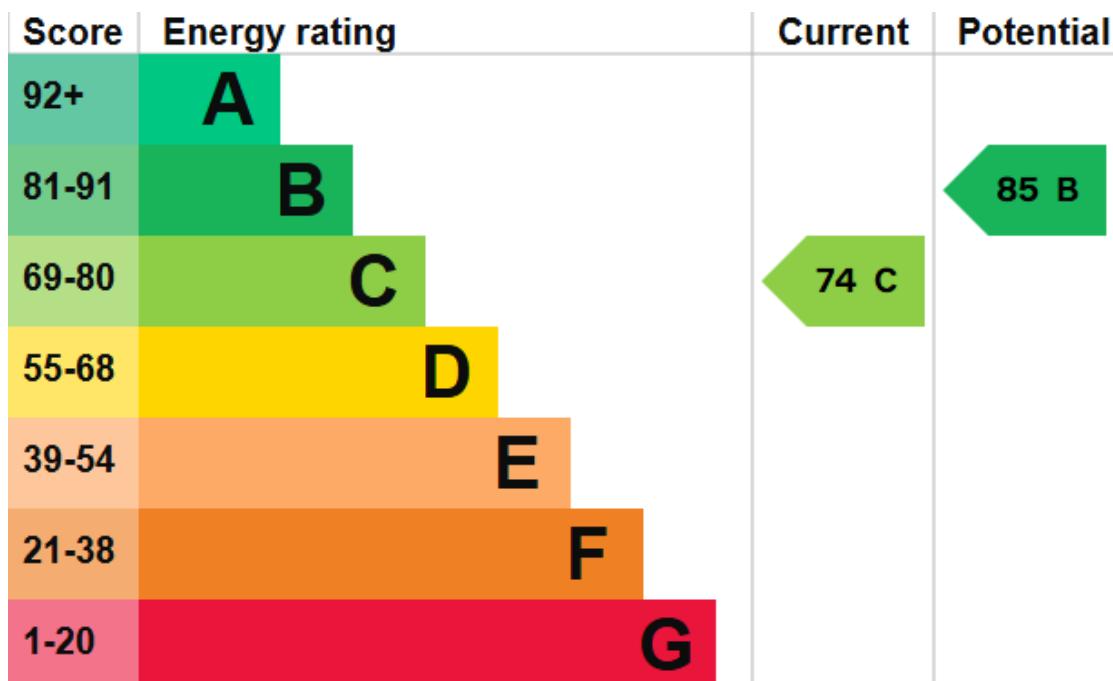
Rear Garden

Approximately 35ft in length, laid to low maintenance for entertaining use with patio and garden kitchen station with storage, artificial lawn, raised decking with Pergola covering, all retained by close boarded fencing with pathway leading to converted garage ideal for gym or home office, outside lighting and water point can also be found.

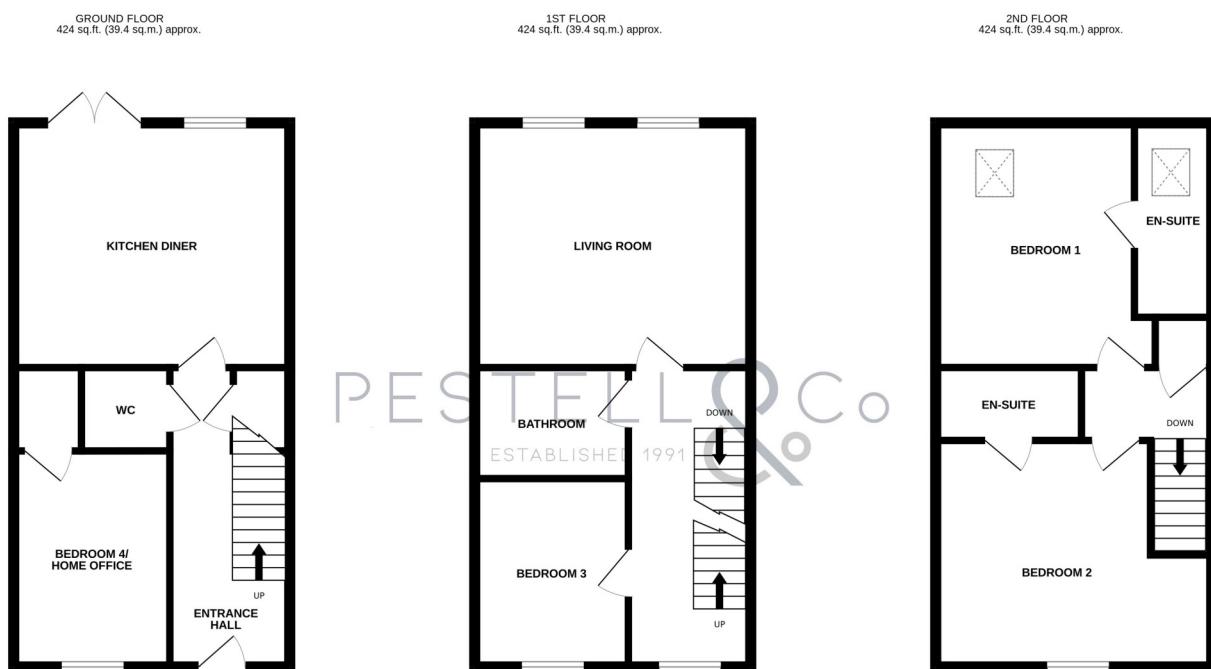


DETAILS

EPC



FLOOR PLAN

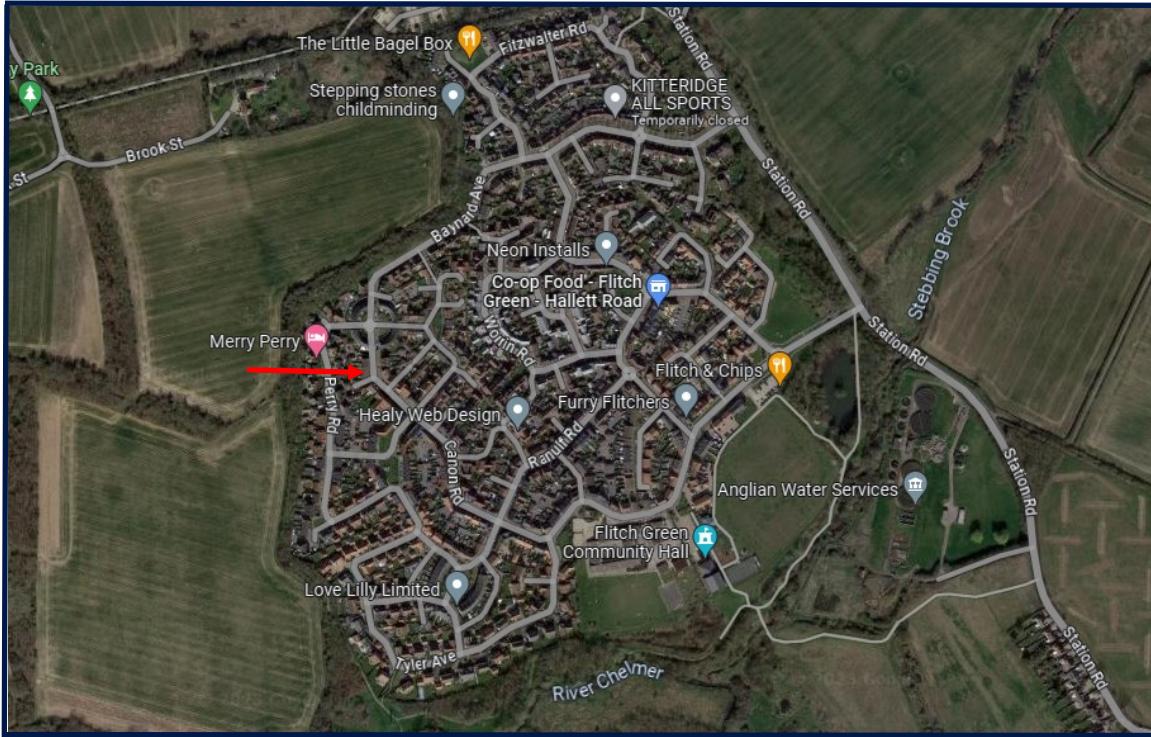


TOTAL FLOOR AREA : 1273 sq.ft. (118.2 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and all other items are approximate. No responsibility is taken for any error, omission or mis-statement. This plan is for indicative 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 Flitch Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flitch 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

76 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.

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