



## FELSTED, GREAT DUNMOW

GUIDE PRICE - £495,000

- NO ONWARD CHAIN
- COMPLETE RENOVATION REQUIRED
- 3 BEDROOM SEMI-DETACHED HOUSE
- DOWNSTAIRS CLOAKROOM
- LARGE LIVING ROOM
- LARGE PRINCIPAL BEDROOM
- THREE-PIECE FAMILY BATHROOM SUITE
- BLOCK-PAVED DRIVEWAY FOR AT LEAST 3 VEHICLES
- APPROX. 90FT SOUTH-FACING REAR GARDEN
- DETACHED OUTBUILDING



With NO ONWARD CHAIN, this 3 bedroom semi-detached property requiring a complete renovation offers a dining room with window overlooking the Felsted private school playing fields, a large living room with French doors leading to rear terrace decking and south-facing garden, a kitchen with a large pantry, a downstairs cloakroom, a large principal bedroom, bedroom 2 and 3 with storage cupboards, three-piece family bathroom suite, off-street parking for at least 3 vehicles with ability to extend if required and a south-facing rear garden of approximately 90ft length with entertaining decking, patio and large lawn all retained by close boarded fencing.







Front door opening into;

### **Entrance Hall**

With stairs rising to first floor landing, windows to front and side, wall mounted fuseboard, understairs storage cupboard, wall mounted radiator, ceiling lighting, doors to rooms.

### **Dining Room 11'6" x 9'9" (3.51m x 2.97m)**

With window to front overlooking the Felsted private school playing fields, wall mounted radiator, ceiling lighting, Herringbone parquet flooring, fireplace.

### **Living Room 14'0" x 12'1" (4.27m x 3.68m)**

With window to front overlooking the Felsted private school playing fields, French doors and window leading out to rear terrace decking and south-facing garden, ceiling lighting, wall mounted radiator, power points, fireplace, Herringbone parquet flooring.

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers, granite effect worksurface, sink with mixer tap, window overlooking rear garden, further door to rear garden, tiled flooring, large pantry with window to side and wall mounted boiler, door to;

### **Cloakroom**

With close coupled WC, wall mounted wash hand basin, half-tiled surround, obscure window to rear, ceiling lighting.

### **First Floor Landing**

With access to loft, ceiling lighting, airing cupboard with hot water cylinder, doors to rooms.

### **Bedroom 1 – 14'0" x 12'1" (4.27m x 3.68m)**

With large window overlooking rear garden and playing fields beyond, ceiling lighting, power points, pipework for radiator, wood effect laminate flooring.

### **Bedroom 2 – 12'11" x 11'4" (3.94m x 3.45m)**

With storage cupboard, large window to front overlooking Felsted private school playing fields, wall mounted radiator, power points, fitted carpet, fireplace.

### **Bedroom 3 – 9'1" x 7'4" (2.77m x 2.24m)**

With window to rear, ceiling lighting, wall mounted radiator, power points, storage cupboard.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, vanity mounted wash hand basin with mixer tap and storage beneath, low level WC with integrated flush, full-tiled surround with integrated vanity mirror, wood effect flooring, contemporary wall mounted towel rail obscure window to rear, ceiling lighting.



# OUTSIDE

## The Front

The front of the property is approached via a block-paved driveway supplying off-street parking for at least 3 vehicles, with lawn area that could be extended if additional parking was required. Close boarded fencing and brick wall, pathway to side with personnel gate leading to;

## Rear Garden

Approximately 90ft in length, south-facing orientation split into entertaining decking and patio with large lawn all retained by close boarded fencing. Outbuilding with storage and rooms within, outside power and lighting to be found.



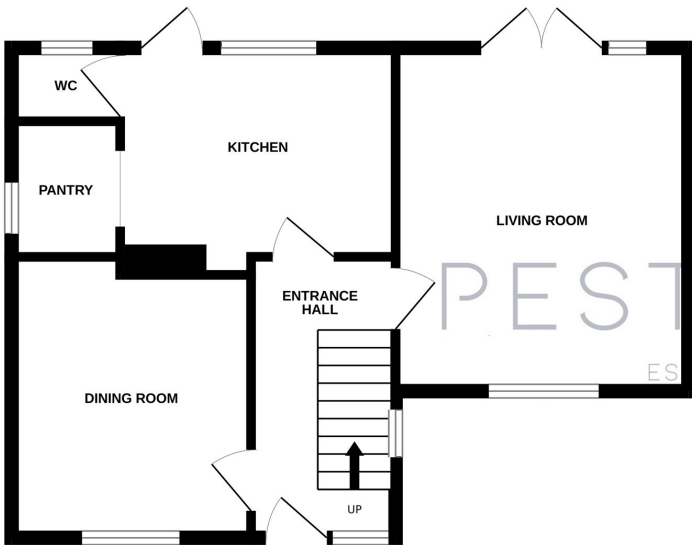
# DETAILS

EPC

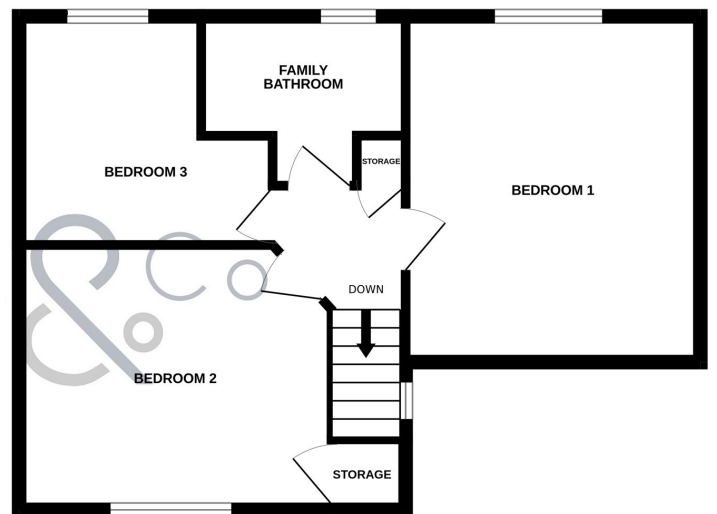
TO FOLLOW

## FLOOR PLAN

GROUND FLOOR  
478 sq.ft. (44.4 sq.m.) approx.



1ST FLOOR  
482 sq.ft. (44.7 sq.m.) approx.



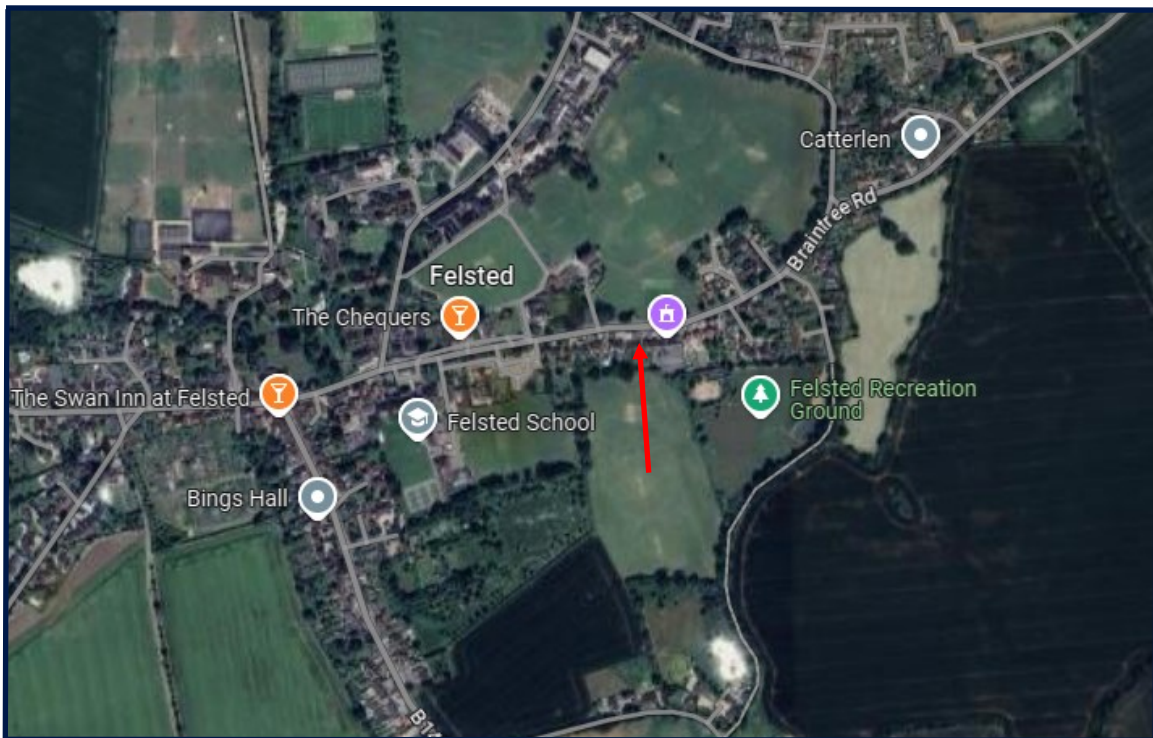
TOTAL FLOOR AREA : 960 sq.ft. (89.2 sq.m.) approx.



# GENERAL REMARKS & STIPULATIONS

Garnetts Villas is located in the North Essex village of Felsted which has been voted one of the top ten places to live in a Sunday Times survey. Felsted is particularly popular for its schools, notably Felsted School . The village offers a variety of amenities catering for all daily needs including; General Store with Post Office and various other smaller shops, a delicatessen and coffee shop, three restaurants and two public houses. New Hall Private School is also close by offering a bus service direct from Felsted Village and the prestigious Bishop Stortford College is approximately 20 mins away. There are also local bus services which run regularly to and from Stansted, Chelmsford, Gt Dunmow and Braintree and main line rail links to London Liverpool Street are from Braintree, Chelmsford and Stansted. By car the A12 and M11 are reached in some twenty minutes whilst Stansted airport is approximately fifteen minutes.

## DIRECTIONS



## FULL PROPERTY ADDRESS

6 Garnetts Villas, Felsted, Great Dunmow, Essex,  
CM6 3DP

## COUNCIL TAX BAND

Band D

## SERVICES

Gas fired central heating, mains drainage and  
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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