



BAYNARD AVENUE, FLITCH GREEN

GUIDE PRICE – £795,000

- 5 DOUBLE BEDROOM EXECUTIVE HOME
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN-SUITE
- BEDROOMS 4 & 5 WITH EN-SUITE
- BEDROOMS 2 & 3 SHARING A JACK 'N' JILL EN-SUITE
- HOME OFFICE / BEDROOM 6
- CONTEMPORARY OPEN PLAN KITCHEN, DINING, LIVING ROOM WITH EXTRA HIGH CEILINGS
- LARGE UTILITY AND BOOT ROOM
- ADDITIONAL FAMILY ROOM
- LANDSCAPED REAR ENTERTAINING GARDEN
- GARAGE & AMPLE OFF STREET PARKING

An immaculately presented executive family home. Arranged over three floors, this spacious property enjoys contemporary open planning entertaining living accommodation on the ground floor along with additional reception room, utility and boot room. The double bedrooms over floors one and two all enjoy access to an en-suite, whilst the principal and second bedrooms further enjoy dressing rooms also. On the first floor the property further boasts a home office or bedroom six, should you require. Externally, the beautiful, split level, rear garden has areas for entertaining in privacy with it's mature and well stocked flower beds, whilst the front boasts off street parking for at least four vehicles and a single garage.





With composite panel and obscure glazed front door opening into;

Entrance Hall - With stairs rising to first floor landing, ceiling lighting, contemporary wall mounted radiator, tiled flooring, window to front, power points, doors to rooms.

Cloakroom - Comprising a close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, contemporary wall mounted radiator, inset ceiling downlighting, extractor fan, tiled flooring.

Family Room 14'9" x 9'8" - With ceiling lighting, window to front, ornate wooden flooring, wall mounted radiator, TV and power points.

Living Room 18'9" x 11'8" - With windows to side aspects, further French doors and windows opening to rear entertaining patio and garden beyond, feature contemporary wood burner, ceiling and wall mounted lighting, tiled flooring, wall mounted radiator, TV, telephone and power points, large opening with wall mounted contemporary radiator through to;

Kitchen 13'7" x 13'1" - With kitchen comprising an array of eye and base level cupboards and drawers with quartz worksurfaces and quartz splashbacks, NEFF 5-ring gas hob with extractor fan above, integrated Miele oven, integrated Miele combination oven and slow cooker, recess power and plumbing for large American-style fridge-freezer, integrated dishwasher, under sunk composite sink unit with pot-wash style mixer tap over and Quooker instant hot tap, inset ceiling downlighting, counter display lighting, island unit with storage and breakfast bar, array of power points, tiled flooring, large opening through to;

Dining Room 19'8" x 6'8" - With three windows to the rear aspect and further French doors out to rear entertaining patio and garden beyond, inset ceiling downlighting, wall mounted radiator, TV, telephone and power points, tiled flooring, door through to;

Boot Room 6'6" x 5'10" - With obscure window to side, ceiling lighting, extractor fan, wall mounted Vaillant boiler, power points, wall mounted radiator, tiled flooring, door through to;

Luxury Utility Room 19'4" x 10'1" - With an array of eye and base level cupboards and drawers with complimentary stone effect worksurfaces and splashbacks, ceiling lighting and counter display lighting, twin bowl twin drainer stainless steel sink unit with mixer tap and integrated water softener under, recess power and plumbing for washing machine, recess and power for secondary fridge, door through to garage.

First Floor Landing - With stairs rising up to the second floor, two windows to front, fitted carpet, wall mounted radiator, ceiling and wall mounted lighting, power points, doors to rooms.

Home Office/Bedroom 6 - 9'11" x 9'9" - With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Inner Hallway - With ceiling and wall mounted lighting, wall mounted radiator, power points, fitted carpet, storage cupboard and further airing cupboard housing hot water tank and slated shelves, smoke alarm, doors to rooms.

Bedroom 1 - 17'3" x 11'3" - With ceiling lighting and ceiling fan, two windows to front with far reaching countryside views and the village of Felsted in the distance, wall mounted radiators, TV and power points, fitted carpet, opening to;

Dressing Room - With wall-to-wall wardrobes with hanging rails and shelving within, obscure window to rear, additional ceiling lighting, power points and fitted carpet, access to loft with ladder, lighting and partially boarded, door to;

En-suite - Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, stone worksurface, half-tiled surround and tiled flooring, inset ceiling downlighting, extractor fan, obscure window to rear, vanity storage, wall mounted contemporary chromium heated towel rail.

Bedroom 4 - 11'11" x 9'9" - With window to rear, wall mounted radiator, array of fitted wardrobes and storage, ceiling and display lighting, TV and power points, fitted carpet and opening through to;

En-suite - Comprising an oversized fully tiled and glazed shower cubicle with integrated twin head shower, his & hers vanity mounted wash hand basin with storage beneath and vanity mirror, storage cupboard behind the mirror with electric shaving point within and lighting above, low level WC with integrated flush, contemporary chromium heated towel rail, inset ceiling downlighting, extractor fan, obscure window to side, tiled surround and tiled flooring.

Bedroom 5 - 12'5" x 9'9" - With window to rear, ceiling lighting, wall mounted radiator, power points, built-in triple wardrobe with hanging rails and shelving, fitted carpet, door through to;

En-suite - Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, vanity mounted wash hand basin with mixer tap and tiled splashback with storage beneath and vanity mirror above, storage and lighting above, low level WC with integrated flush, wall mounted chromium heated towel rail, half-tiled surround, obscure window to rear, inset ceiling downlighting, extractor fan, tiled flooring.

Second Floor Landing - With two windows to front, ceiling lighting, smoke alarm, wall mounted radiator, power point, fitted carpet, storage cupboard with shelving, access to loft with ladder, partially boarded and lighting, doors to rooms.

Bedroom 2 - 21'1" x 9'10" - With windows to both front and side aspects, wall mounted radiators, ceiling lighting and fan, power points, fitted carpet, archway through to;

Dressing Room - With wall-to-wall wardrobes with hanging rails and shelving within, window to rear, ceiling lighting, power points, wall mounted radiator, fitted carpet, door to;

Jack & Jill En-suite - Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, obscure window to rear, ceiling lighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring, door through to;

Bedroom 3 - 19'4" x 13'8" max - With windows to both rear and side aspects, ceiling lighting with fans, wall mounted radiators, wall-to-wall built-in wardrobes with hanging rails and shelving within, TV, telephone and power points, fitted carpet.

OUTSIDE

The Front

The front of the property is approached via a block-paved driveway supplying off-street parking for at least 4 vehicles, with landscaped frontage with a variety of flower beds with contemporary shingle bedding, block-paved pathway to front door storm porch and further access to garage, further personnel gate to side leading to;

Rear Garden

Approx 35ft in length and 40ft in width, split into 2 distinct areas of entertaining terrace and lawn with steps rising to additional lawn, all retained by close boarded fencing with mature and well-stocked shrub and herbaceous flower beds and hedging, external lighting and water point can also be found, further utility storage area to side and personnel door to the integral garage.

Garage

With up-and-over door, ceiling lighting, painted concrete floor, water tap, power points, door to Utility Room and further door to rear garden.



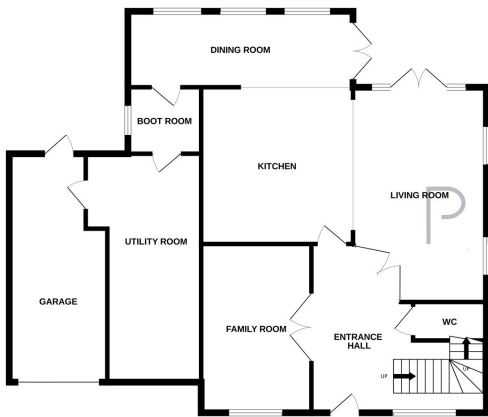
DETAILS

EPC

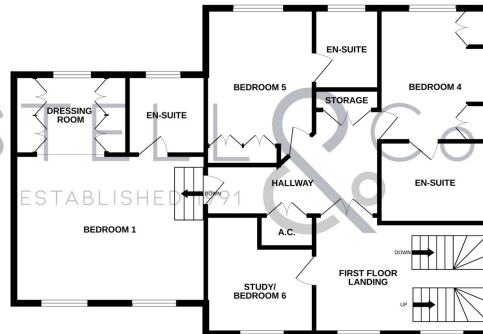
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

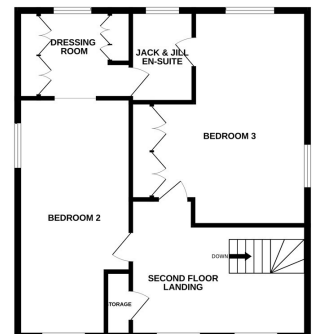
GROUND FLOOR
1214 sq.ft. (112.8 sq.m.) approx.



1ST FLOOR
1046 sq.ft. (97.2 sq.m.) approx.



2ND FLOOR
721 sq.ft. (67.0 sq.m.) approx.



TOTAL FLOOR AREA : 2981 sq.ft. (277.0 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 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

2 Baynard Avenue, Flich Green, Essex, CM6 3FF

COUNCIL TAX BAND

Band G

SERVICES

Gas fired central heating, mains drainage, mains water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 20/09/2024. 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?

Are you a developer looking for an agent to market or value your site?