



TOMLINSON ROAD, FLITCH GREEN

TO LET - £2,400 PCM

- UNFURNISHED
- 5 DOUBLE BEDROOM DETACHED HOUSE
- KITCHEN BREAKFAST ROOM
- LIVING ROOM
- GROUND FLOOR CLOAKROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- 2 FAMILY BATHROOMS
- OFF-STREET PARKING FOR 3-4 VEHICLES
- LARGE REAR GARDEN

A spacious family home located on Flitch Green, comprising of 5 double bedrooms, master bedroom with four piece en-suite, two further family bathrooms, whilst on the ground floor the property enjoys the kitchen breakfast room and living room both with patio doors leading to the low maintenance rear garden, dining room, utility room and ground floor cloakroom.





A panelled front door opening into:

Entrance Hall

With carpeted stairs rising to first floor landing, with under stairs storage cupboard, oak effect laminate floor, inset ceiling down lighting, smoke alarm, wall mounted radiator, thermostat and doors to rooms:

Living Room 19' 1" x 10' 11" (5.82m x 3.33m)

With feature gas fireplace and stone surround and hearth, windows to front, and further French doors to rear, wall mounted radiators, fitted carpet, an array of TV, telephone and power points and ceiling lighting.

Dining Room 11' 4" x 11' 1" (3.45m x 3.38m)

With feature gas fireplace with stone surround and hearth, window to front, ceiling lighting, oak effect laminate floor, wall mounted radiator and telephone and power points.

Cloakroom

Comprising close coupled W.C. pedestal corner wash hand basin with mixer tap and tiled splash back, wall mounted radiator, inset ceiling down lighting, extractor fan and tiled flooring.

Kitchen Breakfast Room 18' 7" x 8' 5" (5.66m x 2.57m)

Comprising an array of eye and base level cupboard's and drawers with complimentary granite work surface with stainless steel under sunk sink and work surface integrated drainer with mixer tap over, free standing gas Rangemaster six ring gas hob and stainless steel contemporary extractor fan above, integrated dishwasher, space for American style fridge freezer, windows and further French doors to rear garden, wall mounted radiator, inset ceiling down lighting, TV, telephone and power points, tiled flooring and door through to:

Utility 7' 10" x 5' 0" (2.39m x 1.52m)

With panel and glazed door to side, work station with granite work surface and single bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for both washing machine and tumble dryer, further storage cupboard, wall mounted Ideal boiler, inset ceiling down lighting, extractor fan, power points, wall mounted radiator and tiled flooring.

First Floor Landing

With stairs rising to second floor landing, smoke alarm, inset ceiling down lighting, window to front, fitted carpet, wall mounted radiator, large storage cupboard, power points and doors to rooms:

Master Bedroom - 10' 11" x 9' 11" (3.33m x 3.02m)

With built in 'his and hers' wardrobes, window to front, wall mounted radiator, TV, telephone and power points fitted carpet and door through to:

En-Suite 10' 11" x 6' 5" (3.33m x 1.96m)

Comprising a four piece suite of panel enclosed bath with mixer tap, close coupled W.C., pedestal wash hand basin with mixer tap, inset ceiling down lighting, extractor fan, obscure window to rear, full tiled surround, tiled flooring and chromium heated towel rail (please note the shower does not work and will not be fixed).

Bedroom 4 - 12' 0" x 10' 3" (3.66m x 3.12m)

With window overlooking rear garden, ceiling lighting, wall mounted radiator, built in double wardrobe, power points and fitted carpet.

Bedroom 5 - 11' 3" x 10' 8" (3.43m x 3.25m)

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

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap, integrated shower and glazed screen over, close coupled W.C., pedestal wash hand basin with mixer tap, wall mounted radiator, inset ceiling down lighting, extractor fan, obscure window to rear, tiled flooring and full tiled surround.

Second Floor Landing

With inset ceiling down lighting, wall mounted radiator, fitted carpet, power points, smoke alarm, airing cupboard housing hot water cylinder and doors to rooms:

Bedroom 2 - 19' 1" x 11' 0" (5.82m x 3.35m)

With windows to both front and rear aspects, wall mounted radiators, fitted carpet, telephone and power points and eaves storage.

Bedroom 3 - 15' 0" x 12' 6" (4.57m x 3.81m)

With window to front, ceiling lighting, built in double wardrobe, wall mounted radiator, fitted carpet, TV and power points and access to loft.

Second Family Bathroom

Comprising of four piece suite of panel enclosed bath with mixer tap, close coupled W.C., pedestal wash hand basin with mixer tap, fully tiled and glazed shower cubicle with integrated shower, inset ceiling down lighting, extractor fan, obscure window to rear, access to loft, chromium heated towel rail, full tiled surround and tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a paved pathway and steps to front door with mature hedged borders, there is further block paved driveway supplying off street parking for four vehicles, with three of those able to be retained by gates and driveway through to:

Rear Garden

There is an open plan garden leading from the driveway, a double garage with up and over doors (please note that the garate will NOT be accessible as the landlord needs it for storage), security lighting, personnel door to rear garden, eaves storage, power and lighting, the garden is laid into two sections of raised deck and lawn all retained by close board fencing, outside lighting and water can also be found. There is also a further storage utility deck area to the rear of the garage.



DETAILS

EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | 74 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

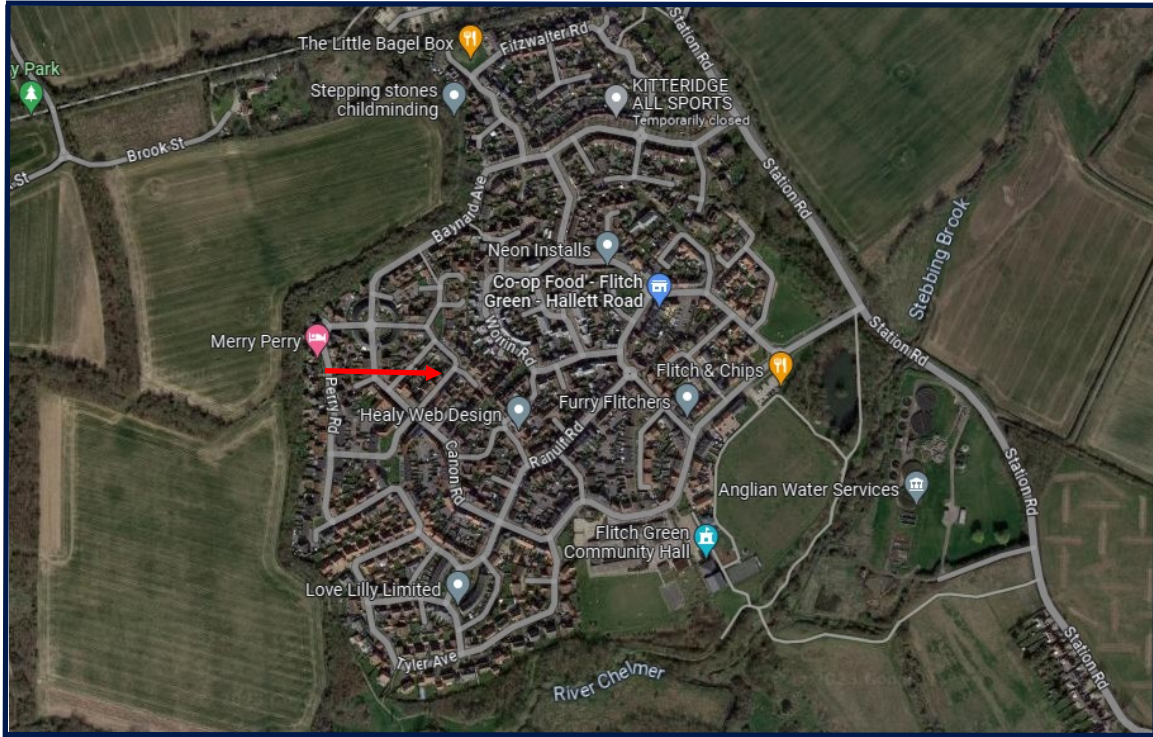
FLOOR PLAN



GENERAL REMARKS & STIPULATIONS

Tomlinson Road 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

7 Tomlinson Road, Flich Green, Dunmow, Essex,
CM6 3GH

COUNCIL TAX BAND

Band G

SERVICES

Gas fired central heating, mains drainage, mains
water, mains electricity

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information provided in this brochure is accurate as of the date 15/01/2025. 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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