



HALLETT ROAD, FLITCH GREEN

GUIDE PRICE – £525,000

- 6 BEDROOM 3 STOREY FAMILY HOME
- LARGE LIVING ROOM WITH BAY WINDOW & FRENCH DOORS TO REAR
- KITCHEN WITH INTEGRATED APPLIANCES
- DINING ROOM
- HOME OFFICE
- EN-SUITES TO 3 BEDROOMS
- EAVES STORAGE TO SECOND FLOOR
- GARAGE WITH EAVES STORAGE
- OFF-STREET PARKING FOR AT LEAST 1 VEHICLE
- LOW MAINTENANCE REAR GARDEN

We are delighted to offer this 6 bedroom home, which is split over three floors. The property enjoys a large living room with stone fireplace, French doors and feature bay window to rear garden, kitchen with integrated appliances, a dining room and home office both with feature bay windows to front, a downstairs cloakroom and a utility room with door to rear patio and garden. The top 2 floors consist of 6 bedrooms, with 3 of these bedrooms each having their own en-suite, and a family bathroom. There is eaves storage to the top floor. Externally, the property enjoys a carport which supplies off-street parking for at least 1 vehicle, a garage with up-and-over door with power, lighting and eaves storage. There is a personnel door from the garage and a personnel gate from the driveway that both lead into the rear garden, which is laid to low maintenance of patio and artificial lawn, retained by close boarded fencing.





With panel and obscure glazed composite door opening into;

Entrance Hall

With stairs turning first floor landing, ceiling lighting, smoke alarm, fitted carpet, wall mounted radiator, recess for shoe storage, power points, doors to rooms.

Cloakroom

Comprising a close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, obscure window to front, wall mounted radiator, inset ceiling downlighting, wall mounted fuseboard, tiled flooring.

Living Room 16'6" into bay x 10'8"

With ceiling lighting, wall mounted radiators, TV and power points, French doors and bay window to rear garden, feature stone surround and hearth fireplace.

Home Office 10'8" x 7'2" into bay

With feature bay window to front, further window, ceiling lighting, wall mounted radiator, TV and power points, wood effect laminate flooring.

Dining Room 10'3" into bay x 8'3"

With feature bay window to front, wall mounted radiator, ceiling lighting, power points, wood effect laminate flooring.

Kitchen 11'7" x 10'10"

Comprising an array of eye and base level cupboards and drawers with complementary granite effect rolled work surface and glazed splashback, 1 1/2 bowl single drainer stainless steel sink unit with pot-wash style mixer tap over, stainless steel gas hob with contemporary extractor fan above, integrated double oven, integrated microwave, integrated dishwasher, recess and power for fridge-freezer, window overlooking rear garden, inset ceiling downlighting, further extractor fan, array of power points, tiled flooring, wall mounted radiator, door through to;

Utility Room

Comprising matching cupboards and drawers with granite effect rolled work surface, mosaic tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, recess plumbing and power for both washing machine and tumble dryer, wall mounted boiler, inset ceiling downlighting, power points, wall mounted radiator, tiled flooring, panel and obscure glazed door out to rear garden.

First Floor Landing

With wall mounted radiator, power point, fitted carpet, ceiling lighting, smoke alarm, stairs rising to second floor, airing cupboard housing pressurised hot water cylinder with slatted shelves and hanging rails, doors to rooms.

Bedroom 1 – 19'10" x 11'11"

With windows to both front and rear aspects, wall mounted radiators, fitted carpet, power points, ceiling lighting, door to;

En-suite

Comprising an oversized fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, obscure window to rear, inset ceiling downlighting, extractor fan, wall mounted radiator, tile effect linoleum flooring.

Bedroom 2 - 11'10" x 9'7"

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

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, pedestal wash hand basin with twin tap and tiled splashback, close coupled WC, wall mounted radiator, inset ceiling downlighting, extractor fan, obscure windows to rear, tile effect linoleum flooring.

Bedroom 5 – 11'0" x 10'5"

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

Bedroom 6 – 10'6" x 6'1"

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

Family Bathroom

Comprising a bath with twin tap and mosaic tiled surround, close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, inset ceiling downlighting, extractor fan, obscure window to front, wall mounted radiator, tile effect linoleum flooring.

Second Floor Landing

With window to front and Velux window to rear, access to large eaves storage, wall mounted radiator, fitted carpet, doors to rooms.

Bedroom 3 – 16'9" x 10'9"

With dormer windows to both front and rear aspects, wall mounted radiator, ceiling lighting, TV and power points, fitted carpet, door through to;

En-suite

With 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 and storage beneath, inset ceiling downlighting, extractor fan, Velux window to rear, wall mounted chromium heated towel rail, tiled flooring, access for eaves storage.

Bedroom 4 – 16'9" x 11'4"

With dormer windows to both front and rear aspects, wall mounted radiator, TV and power points, ceiling lighting, fitted carpet.

OUTSIDE

The Front

The front of the property is approached via a block-paved pavement with carport supplying off-street parking for at least 1 vehicle, with access to garage with up-and-over door, power and lighting, eaves storage, personnel door into rear garden, further personnel gate from driveway into;

Rear Garden

A low maintenance rear garden laid primarily to patio and artificial lawn, retained by close boarded fencing with outside lighting and water points that can also be found.



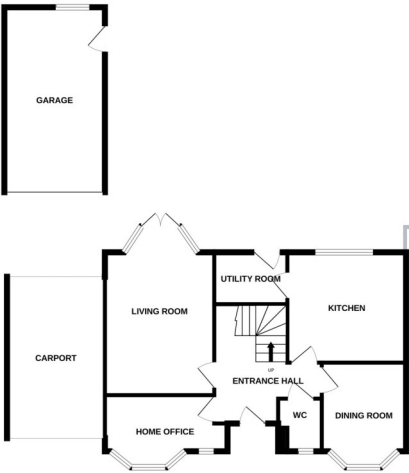
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

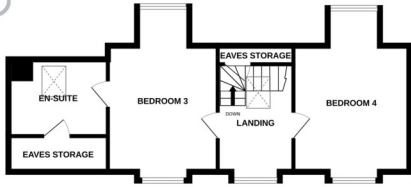
GROUND FLOOR
918 sq.ft. (85.3 sq.m.) approx.



1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.



2ND FLOOR
518 sq.ft. (48.2 sq.m.) approx.

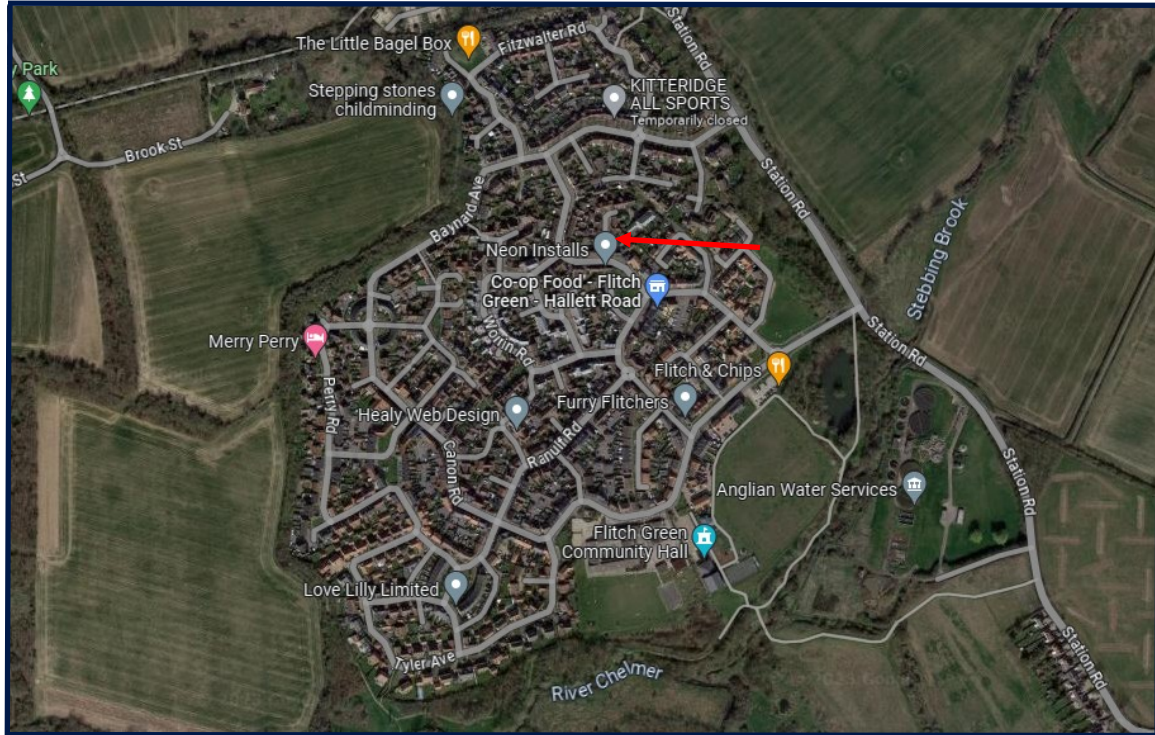


TOTAL FLOOR AREA : 2157 sq.ft. (200.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

Hallett Road 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 railway stations can also be found at the new Beaulieu Park Railway Station in Boreham, and at Chelmsford with it's park-and-ride located on the north side of the city.

DIRECTIONS



FULL PROPERTY ADDRESS

51 Hallett Road, Flitch Green, Essex, CM6 3FR

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 26/03/2025. 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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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



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Would you like a free home valuation?

Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in Land acquisition?

Do you have a commercial property to sell or let?

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