

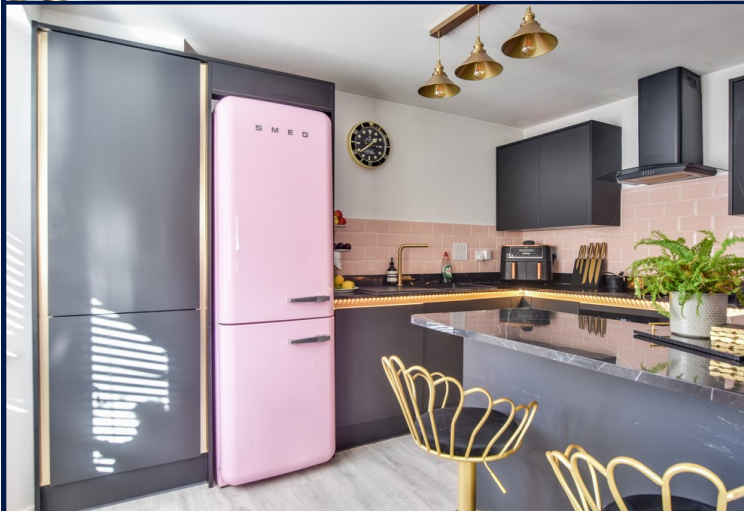


## STATION ROAD, FELSTED

OFFERS IN EXCESS OF – £415,000

- THREE BEDROOM DETACHED FAMILY HOME
- LIVING ROOM DINER WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN BREAKFAST ROOM WITH FEATURE BAY WINDOW
- DOWNSTAIRS CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN WARDROBES TO BEDROOM 2
- THREE PIECE FAMILY BATHROOM
- OFF-STREET PARKING FOR AT LEAST 2 VEHICLES
- TIMBER OUT-HOUSE IDEAL FOR A HOME OFFICE
- ENTERTAINING TERRACE AND LAWN TO REAR GARDEN

A lovely three bedroom detached family home, within a short drive of Felsted Village. The ground floor comprises of a living room diner with ornamental contemporary fireplace and French doors to rear garden, kitchen breakfast room with feature bay window, and a cloakroom. There is an en-suite to the principal bedroom, built-in wardrobes to bedroom 2 and a three piece family bathroom. Externally, there is a driveway supplying off-street parking for at least 2 vehicles, and a rear garden split into entertaining terrace and lawn with a self-contained timber out-house ideal for a home office.





### **Entrance Hall**

With stairs rising to first floor landing, wood effect luxury vinyl flooring, window to side, wall mounted radiator, telephone and power points, understairs storage cupboard, doors to rooms.

### **Kitchen Breakfast Room**

Comprising an array of eye and base level cupboards and drawers with complimentary marble effect worksurface, tiled splashback, ceiling lighting, worksurface display lighting, single bowl single drainer composite sink unit with mixer tap, 4-ring induction hob with oven under and extractor fan above, integrated breakfast bar, recess and power for fridge freezer, cupboard housing boiler, integrated washer dryer, feature bay window to front, wall mounted radiator, array of power points, wood effect luxury vinyl flooring.

### **Cloakroom**

Comprising a close coupled WC, pedestal wash hand basin with twin tap and splashback, ceiling lighting, extractor fan, wall mounted radiator, wood effect luxury vinyl flooring.

### **Living Room Diner 16'3" x 12'2"**

With ceiling lighting, window and French doors leading out to entertaining terrace and garden beyond, feature media wall with recess for large TV, ornamental contemporary fireplace beneath, wall mounted radiators, power points, wood effect luxury vinyl flooring.

### **First Floor Landing**

With large storage cupboard, wall mounted radiator, power points, fitted carpet, doors to rooms and access to loft with ladder, lighting and insulation (no boarding).

### **Bedroom 1 – 12'4" x 9'1"**

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

### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, pedestal wash hand basin with twin tap, tiled splashback, close coupled WC, ceiling lighting, extractor fan, wall mounted radiator, wood effect luxury vinyl flooring.

### **Bedroom 2 – 12'4" x 9'1"**

With window overlooking rear garden, ceiling lighting, built-in wardrobes, wall mounted radiator, fitted carpet, array of power points.

### **Bedroom 3 – 7'4" x 6'11"**

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

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with twin taps over, half-tiled surround, pedestal wash hand basin with twin taps and tiled splashback, close coupled WC, obscure window to rear, ceiling lighting, extractor fan, wall mounted radiator, tile effect linoleum flooring.

# OUTSIDE

## The Front

The front of the property is approached via a paved pathway to covered storm porch and tarmacadam driveway supplying off-street parking for at least 2 vehicles, personnel gate into:

## Rear Garden

Laid to entertaining terrace and lawn, all retained by close boarded fencing with mature shrub and herbaceous flower beds. There is a self-contained timber out-house to the rear which enjoys power and lighting, ideal for an external home office and further storage, outside lighting to rear and outside water point can also be found.



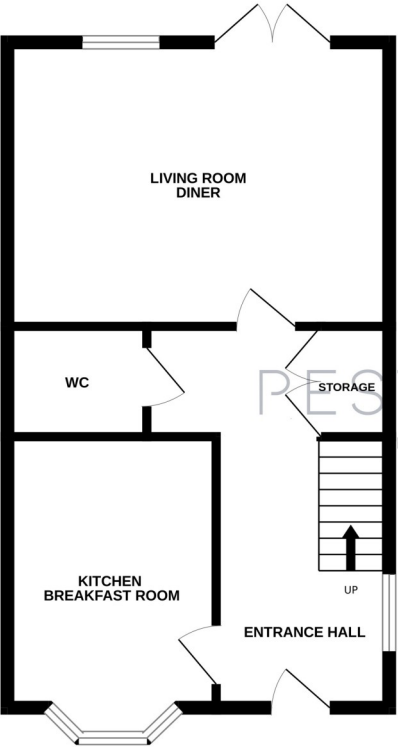
DETAILS

EPC

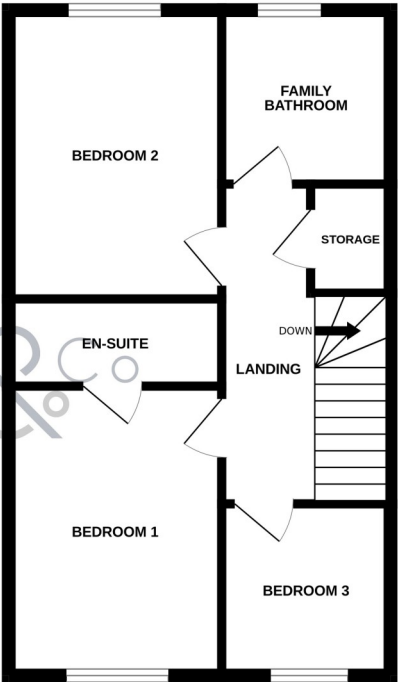
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



1ST FLOOR  
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 931 sq.ft. (86.5 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

Ainsworth Drive, Station Road is located in the outskirts of Felsted with it's esteemed independent school being a short drive away. Ideally situated between Chelmsford and Great Dunmow, London can be accessed via the new Beaulieu Park Railway Station in Boreham, and via Chelmsford City Mainline Railway Station in just 50 minutes. The market town of Great Dunmow is also close by offering schools, shopping, restaurants, public houses and many more recreational facilities. Further to this Great Dunmow also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport.

## DIRECTIONS



## FULL PROPERTY ADDRESS

8 Ainsworth Drive, Station Road, Felsted, Essex,  
CM6 3UJ

## SERVICES

Gas fired central heating, Mains electricity and  
water

## COUNCIL TAX BAND

Band E

## 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 18/10/2025. 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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Do you have a commercial property to sell or let?

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