



## BRAINTREE ROAD, FELSTED

GUIDE PRICE – £400,000

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOM BUNGALOW
- SCOPE TO DEVELOP STPP
- KITCHEN, DINING AND LIVING ROOM
- FEATURE GAS FIREPLACE WITH WOOD & STONE SURROUND
- THREE PIECE FAMILY BATHROOM
- LOCATED WITHIN CENTRE OF FELSTED
- TWIN-GATES SUPPLYING OFF-STREET PARKING
- DETACHED SINGLE GARAGE
- REAR GARDEN LAID PRIMARILY TO LAWN

We are pleased to offer this two double bedroom bungalow, which is beautifully situated in the centre of Felsted. The property comprises of a kitchen, dining and living room, with 4 windows to front and side aspects and a feature gas fireplace, 2 double bedrooms and a three piece family bathroom. There is scope STPP for future development. The front is approached via a picket fence with twin gates supplying off-street parking, large front lawn, porch to front and driveway access to the detached single garage. There is a personnel door from the garage into the rear garden, which is laid primarily to lawn.





With timber panelled door opening into:

### **Entrance Hall**

With obscure window to side, airing cupboard with hot water cylinder and slatted shelves, wall mounted radiator, ceiling lighting, fitted carpet, power points, doors to rooms.

### **Kitchen Dining Living Room 19'1" x 13'9"**

In an L-shaped formation with kitchen area comprising eye and base level cupboards and drawers with complimentary stone effect rolled worksurface, tiled splashback, 1 1/2 bowl single drainer composite sink unit with mixer tap, recess, power and plumbing for fridge, freezer and washing machine, 4 windows to rear and side aspects, ceiling lighting, feature gas fireplace with wooden stone surround, back boiler, fitted carpet, wall mounted radiators, power points, doors to rooms.

### **Bedroom 1 – 13'9" x 11'8"**

With window to both front and side aspects, further door to front, ceiling lighting, wall mounted radiator, power points, fitted carpet, door through to:

### **Bedroom 2 – 11'9" x 9'11"**

With windows on two aspects, ceiling lighting, wall mounted radiator, fitted carpet, door back through to entrance hall.

### **Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with twin tap, close coupled WC, window to rear, ceiling lighting, wall mounted radiator, fitted carpet.

**Agents Note** - scope STPP for future development

# OUTSIDE

## The Front

The property is beautifully situated in the centre of Felsted, with close proximity to Felsted cricket pitches. The front is approached via a picket fence with twin gates supplying off-street parking, large front lawn, porch to front and driveway access to:

## Detached Single Garage

With up-and-over door, windows and personnel door into:

## Rear Garden

Laid primarily to lawn, all retained by close boarded fencing.



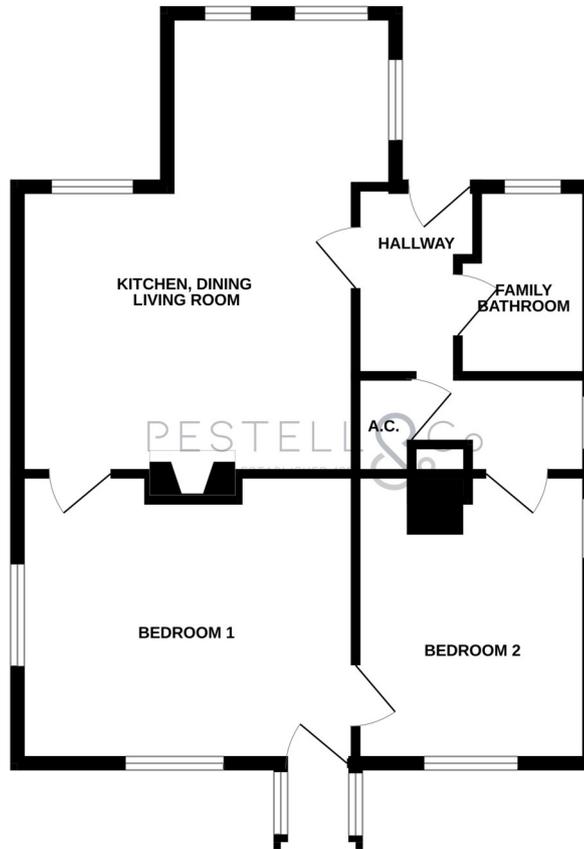
# DETAILS

## EPC

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 79 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 51 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## FLOOR PLAN

GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.

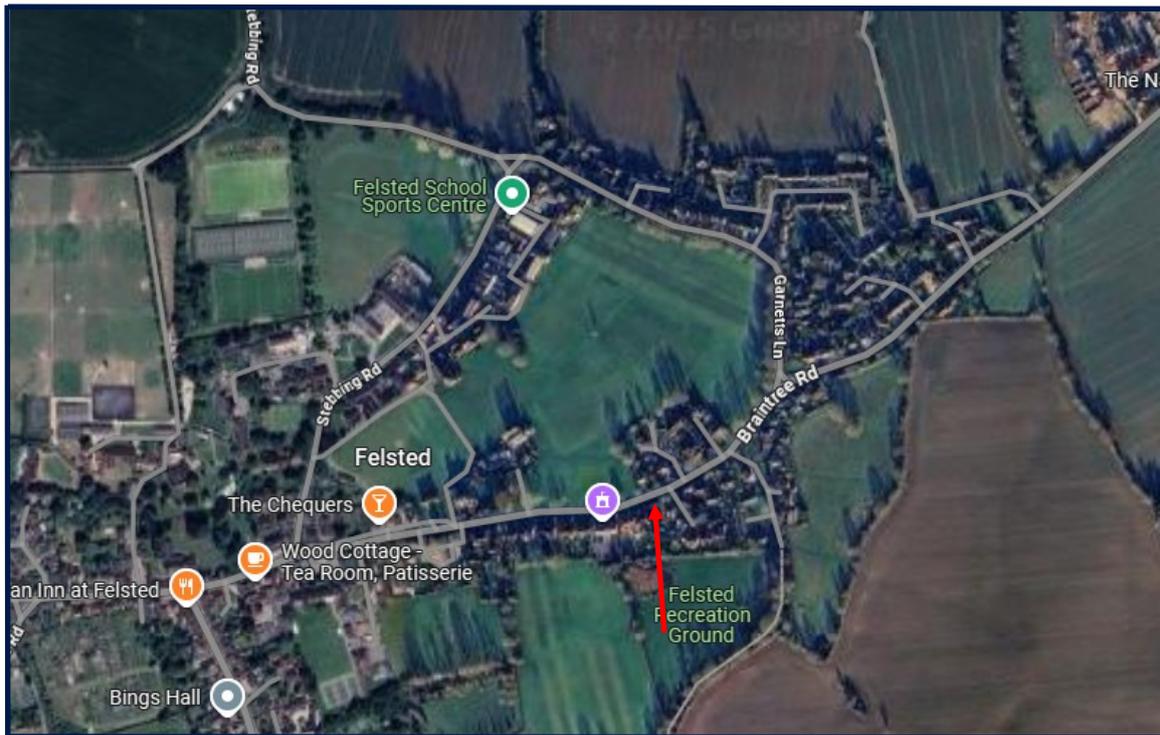


TOTAL FLOOR AREA : 613 sq.ft. (57.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

**Braintree Road** is located in the enviable village of Felsted with it's esteemed independent school being within close proximity. Ideally situated between Chelmsford and Great Dunmow, London can be accessed 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

The Bungalow, Braintree Road, Felsted, Essex,  
CM6 3DS

## SERVICES

Gas fired central heating, mains electricity and  
water

## COUNCIL TAX BAND

Band C

## 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 06/03/2026. 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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