



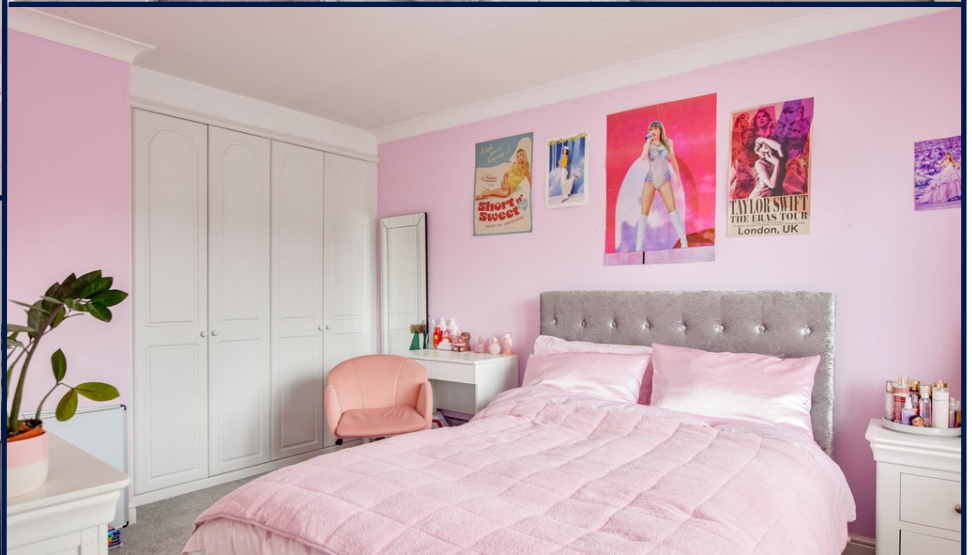
## FITZWALTER ROAD, FLITCH GREEN

GUIDE PRICE – £575,000

- 4 DOUBLE BEDROOM 3 STOREY DETACHED HOUSE
- LIVING ROOM WITH FEATURE FIREPLACE
- DINING ROOM
- RECENTLY FITTED KITCHEN DINER
- UTILITY ROOM & CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- SHOWER ROOM & FAMILY BATHROOM
- OFF-STREET PARKING FOR 2 VEHICLES
- DOUBLE GARAGE
- REAR GARDEN ENJOYING RAISED ENTERTAINING TERRACE AND LARGE LAWN AREA

We are delighted to offer this 4 double bedroom 3 storey detached home, situated in the popular Fritch Green development. The property boasts a living room with feature fireplace, dining room, recently fitted kitchen diner with integrated appliances, utility room (housing recently installed boiler) and downstairs cloakroom. There are 4 double bedrooms, with an en-suite to principal bedroom and built-in storage to all bedrooms, as well as a four piece family bathroom and shower room. Externally, there is off-street parking for 2 vehicles, a double garage and a rear garden enjoying a raised entertaining terrace with steps down to the large lawn.





With composite panel and obscure glazed front door opening into:

#### **Entrance Hall**

With stairs rising to first floor landing with understairs storage, oak engineered flooring, ceiling lighting, wall mounted radiator, telephone and power points, twin doors to rooms.

#### **Living Room 21'3" x 10'7"**

With window to front, French doors and windows out to rear entertaining terrace, ceiling lighting, wall mounted radiators, decorative fireplace with stone surround and hearth, TV and power points.

#### **Dining Room 10'8" x 9'4"**

With window to front, ceiling lighting, wall mounted radiator, oak engineered flooring, wall mounted fuseboard.

#### **Cloakroom**

With close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, wall mounted radiator, ceiling lighting, extractor fan and tiled flooring.

#### **Kitchen Breakfast Room 16'0" x 12'7"**

Comprising an array of recently installed eye and base level cupboards and drawers with complimentary quartz worksurface and splashback, 1 1/2 bowl stainless steel under sunk sink unit with worksurface integrated drainer and mixer tap over, water softener beneath, 4-ring stainless steel gas hob with stainless steel splashback and extractor fan above, integrated BOSCH oven and microwave, integrated dishwasher, recess and power for large fridge freezer, inset ceiling downlighting, wall mounted radiator, French doors and window to rear entertaining terrace and garden beyond, inset ceiling downlighting, TV telephone and power points, wood effect Amtico luxury vinyl flooring, door through to:

#### **Utility Room**

Comprising matching cupboards and drawers with quartz effect worksurface, tied splashback, single bowl single drainer stainless steel sink unit with mixer tap, wall mounted recently installed boiler, recess power and plumbing for both washing machine and tumble dryer, ceiling lighting, extractor fan, wall mounted radiator, wood effect Amtico luxury vinyl flooring, panel and obscure glazed door to side.

#### **First Floor Landing**

With window to front, stairs rising to second floor landing, ceiling lighting, wall mounted radiator, fitted carpet, airing cupboard housing pressurised hot water cylinder and doors to rooms.

#### **Bedroom 1 – 21'3" x 12'11"**

With windows to both front and rear aspects, wall mounted radiators, TV and power points, fitted carpet, dressing area with built-in 6-door wardrobe with hanging rail and shelving within, door to:

#### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, obscure window to rear, ceiling lighting, extractor fan, electric shaving point, tiled flooring.

#### **Bedroom 2 - 12'3" x 9'5"**

With window to front, ceiling lighting, built-in 4-door wardrobe, TV and power points, wall mounted radiator, fitted carpet.

#### **Family Bathroom**

Comprising a four piece suite of panel enclosed bath with mixer tap and shower attachment over, close coupled WC, pedestal wash hand basin with mixer tap, half tiled surround, fully tiled and glazed shower cubicle with integrated shower, ceiling lighting, extractor fan, obscure window to rear, wall mounted radiator, electric shaving point, tiled flooring.

#### **Second Floor Landing**

With ceiling lighting, wall mounted radiator, Velux window with far reaching views, power points, fitted carpet, doors to rooms.

#### **Bedroom 3 – 14'4" x 10'9"**

With windows to both front and rear aspects, ceiling lighting, wall mounted radiators, built-in double wardrobe, TV and power points, fitted carpet.

#### **Bedroom 4 – 13'0" x 8'10"**

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

#### **Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, obscure window to rear, ceiling lighting, extractor fan, wall mounted radiator, tiled flooring.

# OUTSIDE

## The Front

The front of the property is approached via pathway and lawn retained by wrought iron fencing, tarmacadam driveway supplying off-street parking for 2 vehicles and access to double garage with up-and-over doors, power and lighting within, further personnel gate leading to:

## Rear Garden

Split into a variety of sections of raised entertaining terrace, steps down to large lawn, all retained by close boarded fencing with mature shrub and herbaceous borders, outside lighting and water point can also be found.



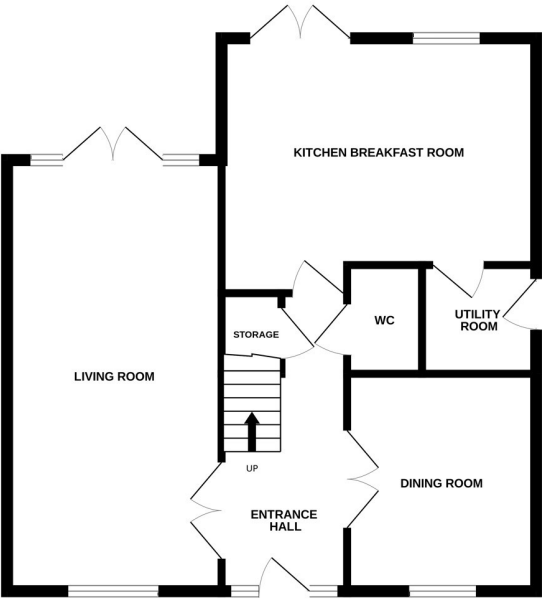
DETAILS

EPC

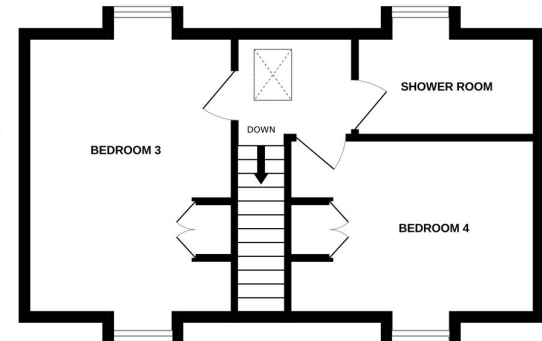
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 79 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

FLOOR PLAN

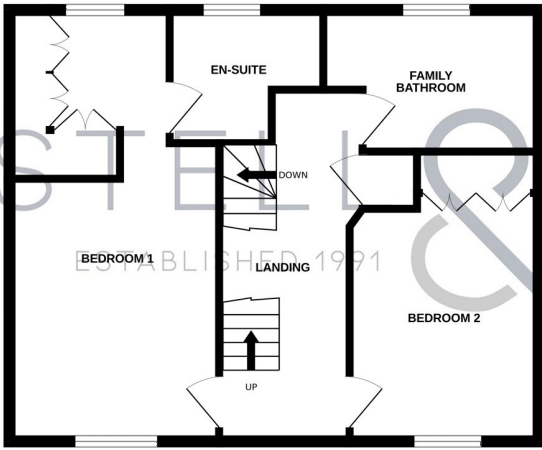
GROUND FLOOR  
646 sq.ft. (60.0 sq.m.) approx.



2ND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.



1ST FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 1587 sq.ft. (147.5 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

**Fitzwalter 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. There is the new Beaulieu Park Railway Station in Boreham, and Chelmsford Mainline Station giving access to London Liverpool Street.

## DIRECTIONS



## FULL PROPERTY ADDRESS

11 Fitzwalter Road, Flitch Green, Essex, CM6  
3FQ

## COUNCIL TAX BAND

Band F

## 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 09/02/2026. 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

ESTABLISHED 1991

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Want to change agent and get your property sold?

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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?