



## CAUSEWAY END ROAD, FELSTED

GUIDE PRICE £900,000

- FIVE DOUBLE BEDROOM DETACHED
- APPROXIMATELY 2,400 SQ FT
- KITCHEN BREAKFAST ROOM
- SEPARATE UTILITY ROOM
- 3 FURTHER RECEPTION ROOMS
- CONSERVATORY
- 3 BEDROOMS WITH EN-SUITE
- DOUBLE GARAGE
- DRIVEWAY PARKING FOR 5 VEHICLES
- WALKING DISTANCE TO CENTRAL FELSTED AND SCHOOL
- COMMUTABLE TO LIVERPOOL ST STATION VIA CHELMSFORD

A spacious executive family home boasting flexible accommodation comprising of 5 double bedrooms (3 with En-Suites), 3 reception rooms, conservatory, kitchen breakfast room with separate utility, further 6th bedroom/Study, large double garage, off street parking for seven vehicles as well as manicured front and rear gardens on a desirable road.





UPVC panel and obscured glazed front door with obscured glazed side lights opening into:

### **Entrance Porch**

With ceiling lighting, tiled flooring, timber and obscure glazed front door opening into:

### **Entrance hall**

With stairs rising to first floor landing, fitted carpet covering parquet flooring, ceiling lighting, smoke alarm, wall mounted radiator, power points, door to rooms:

### **Cloakroom**

With WC, wall mounted wash hand basin with twin taps and tiled splash back, wall mounted radiator, obscure window to utility room, extractor fan, fitted carpet, cupboard housing shelving and storage.

### **Living Room 16' 11" x 13' 11" max (5.16m x 4.24m)**

With large bay window to front, feature fireplace with stone surround and hearth and multi fuel burning stove within, wall mounted and ceiling lighting, wall mounted radiators, TV, telephone and power points, fitted carpet covering parquet flooring, double doors through to:

### **Sitting Room 12' 10" x 9' 11" max (3.91m x 3.02m)**

With ceiling lighting, fitted carpet covering parquet flooring, power points, wall mounted radiators, double doors and windows into:

### **Conservatory 11' 9" x 9' 6" max (3.58m x 2.9m)**

Brick base and uPVC construction, glazed on three aspects and roof with French doors to rear garden, ceiling lighting and fan, wall mounted electric radiator, tiled flooring.

### **Open plan Kitchen Breakfast Room 13' 11" x 9' 11" max (4.24m x 3.02m)**

Comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface and splashback with under sunk bowl and work surface drainer sink unit with mixer tap above, four-ring electric induction NEFF hob with mosaic tiled splashback and stainless steel NEFF extractor fan above, integrated double Belling oven, integrated fridge freezer, integrated dishwasher, ceiling lighting and counter top display lighting, large window overlooking manicured rear garden, tiled flooring, an array of power points and large opening and breakfast bar through to:

### **Dining Room 18' 2" x 10' 3" max (5.54m x 3.12m)**

With Bi-fold doors to rear garden, further windows on two aspects, wood effect oak engineered flooring, ceiling and wall mounted lighting, wall mounted radiator, an array of power points and TV point, under stairs store cupboard and further door to:

### **Utility Room 10' 3" x 5' 1" max (3.12m x 1.55m)**

With obscure panel and glazed door and side light to side, ceiling lighting, extractor fan, eye and base level storage cupboards with complimentary rolled work surface and tiled splash back, 1  bowl single drainer stainless steel sink unit with mixer tap, recess and plumbing for a washing machine, large recess and power for a chest freezer, wall mounted radiator, tiled flooring.

### **First Floor landing**

Bright and spacious landing with vaulted ceiling and Velux window skylight, access to storage loft, ceiling lighting, wall mounted contemporary radiator, fitted carpet, smoke alarm, secondary access to second loft, Airing Cupboard housing slatted shelves and hot water cylinder and doors to room:

### **Bedroom 1 13' 3" x 10' 9" max (4.04m x 3.28m)**

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

### **En-Suite**

Comprising of panel enclosed bath with mixer tap, integrated double shower over, close coupled WC, pedestal wash hand basin with mixer tap, fully tiled with fired earth iridescent glass mosaic tiling, electric shaver point, ceiling lighting, extractor fan, obscured window to front, wall mounted heated towel rail, tiled flooring.

### **Bedroom 2 14' 0" x 10' 0" max (4.27m x 3.05m)**

With large window overlooking rear garden, wall mounted radiator, oak effect laminate flooring, ceiling lighting, TV and power points, door to:

### **En-Suite Shower Room**

Comprising of a fully glazed and tiled shower cubicle with wall mounted shower, close coupled WC, pedestal wash hand basin with twin taps, full tiled surround, vanity light with built-in shaver point, inset ceiling down lighter, obscure window to rear, secondary electric shaver point, wall mounted towel rail, fitted carpet.

### Bedroom 3 15' 7" max x 10' 3" (4.75m x 3.12m)

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power and TV points, fitted carpet, door to:

### En-suite Bathroom

Comprising of a three piece suite, panel enclosed bath with mixer tap, wall mounted electric shower, closed coupled WC, pedestal wash hand basin with mixer tap, full tiled surround, chromium heated towel rail, vanity light with electric shaver point, further wall mounted electric shaver point, obscure window to side, inset ceiling down lighters, extractor fan and tiled flooring.

### Bedroom 4 17' 0" x 14' 0" max (5.18m x 4.27m)

With large window overlooking front garden, wall mounted radiator, fitted carpet, ceiling lighting points, power and TV points.

### Bedroom 5 10' 9" x 7' 10" max (3.28m x 2.39m)

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

### Study/Bedroom 6 or Dressing Room for Bedroom 3 6' 11" x 6' 6" max (2.11m x 1.98m)

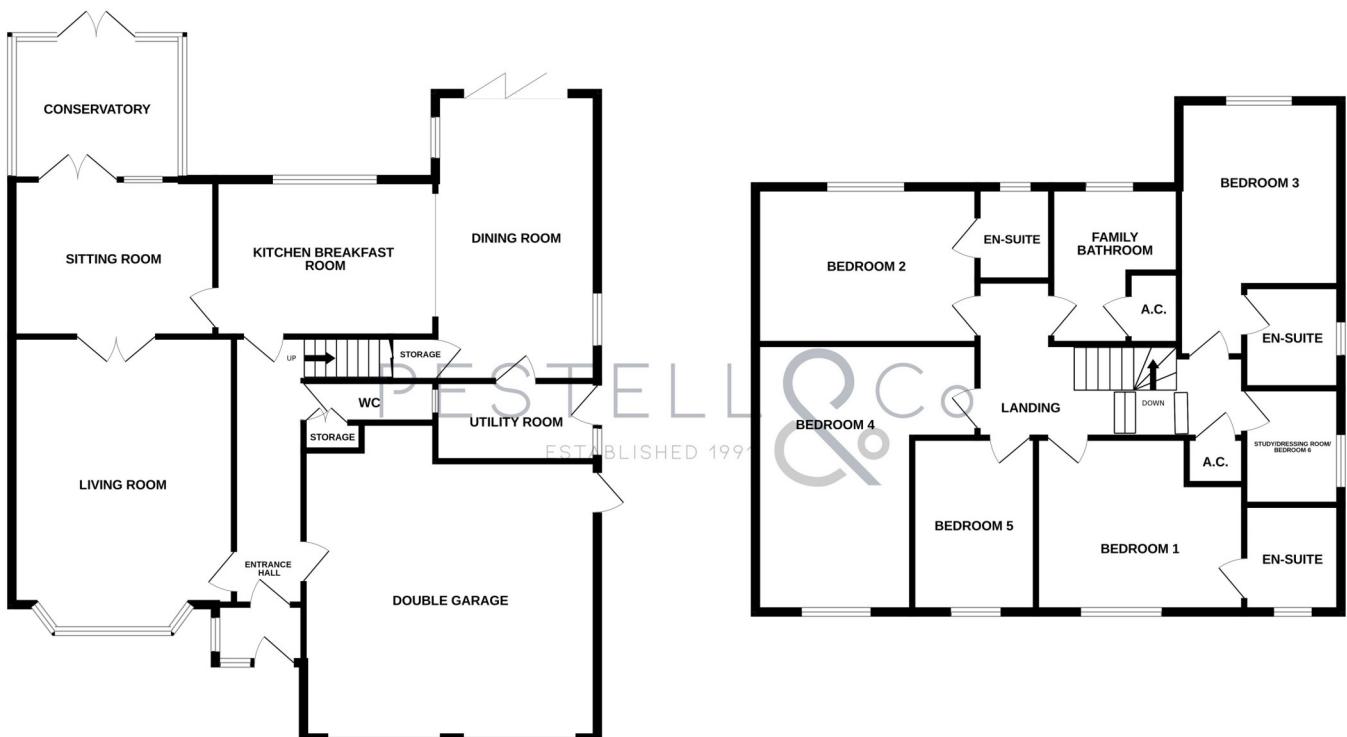
Obscure window to side, beautifully vaulted ceiling with Velux skylight above, wall mounted lighting, fitted carpet, wall mounted radiator, an array of TV and power points.

### Family Bathroom

Comprising of a three piece suite, panel enclosed bath with mixer tap and shower attachment over, further wall mounted electric shower, closed coupled WC, pedestal wash hand basin with twin taps, chromium heated towel rail, inset ceiling down lighters, obscure window to rear, vanity light with electric shaver point, further wall mounted electric shaver point, vinyl flooring, large airing cupboard housing hot water cylinder and slatted shelves.

GROUND FLOOR  
1337 sq.ft. (124.2 sq.m.) approx.

1ST FLOOR  
1049 sq.ft. (97.4 sq.m.) approx.



TOTAL FLOOR AREA: 2386 sq.ft. (221.7 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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## Outside

Front of the property is approached via a blocked paved driveway, supplying ample parking for five vehicles and access to an integrated double garage along with rear garden access via both side aspect. The front garden is also partially laid to lawn with shrub and herbaceous bed with three mature trees.

### Integrated double garage - 5.45m x 5.35m

With up and over electric doors, power, lighting, wall mounted boiler, doors to side access as well as internal access to Hallway.

### Rear Garden

Rear garden approx. 60 feet deep by 50 wide. Beautifully landscaped and manicured rear garden split into various sections of lawn with shrub and herbaceous borders attracting pollinators and wildlife, newly installed patio area, greenhouse, Summerhouse, decking, two potting sheds, all retained by close boarded fencing with side access.



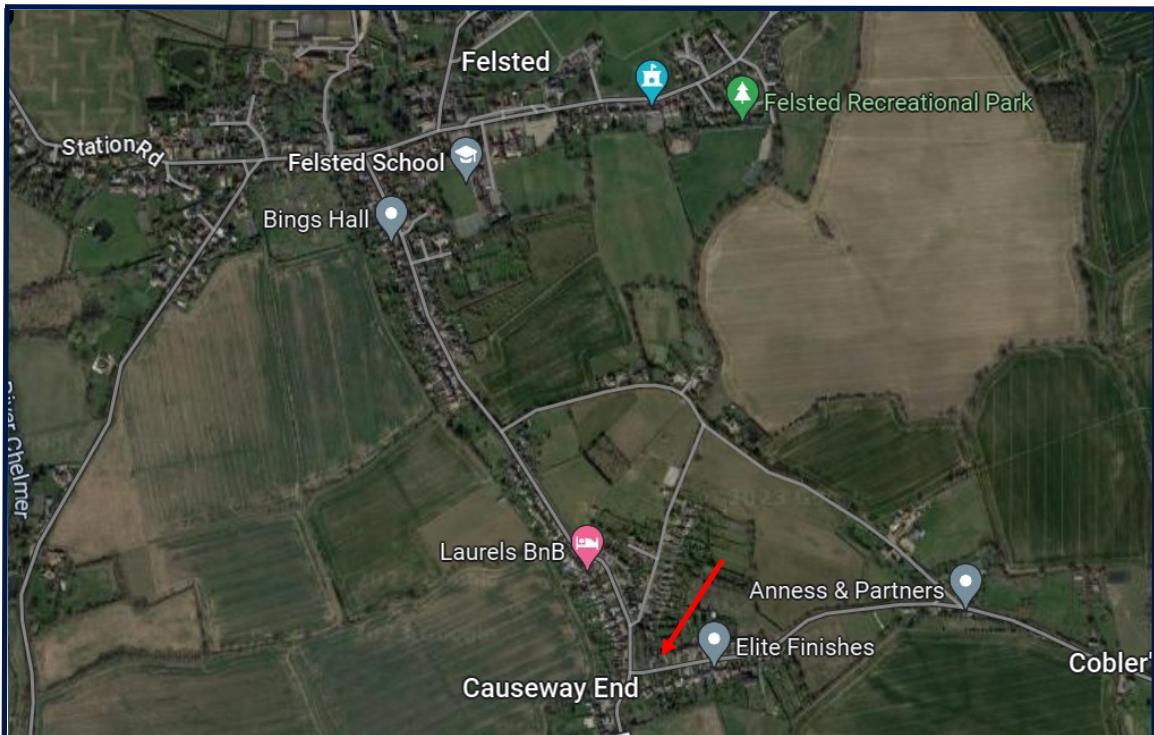
### EPC

	Score	Energy rating	Current	Potential
	92+	A		
	81-91	B		
	69-80	C	76 C	79 C
	55-68	D		
	39-54	E		
	21-38	F		
	1-20	G		

# GENERAL REMARKS & STIPULATIONS

Felsted is a sought-after North Essex village which has been voted one of the top ten places to live in a Sunday Times survey. Particularly popular for its Private school. The village offers a variety of amenities catering for all daily needs including; General Store with Post Office and various other smaller shops, a delicatessen and coffee shop, an Italian restaurant and two public houses. There are also local bus services which run regularly to and from Stansted, Chelmsford, Gt Dunmow and Braintree. Main line rail links to London Liverpool Street are from Chelmsford and recently opened Beaulieu Park station. By car the A12 and M11 are reached in some twenty minutes whilst Stansted airport is approximately fifteen minutes distant.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Owlpen, Causeway End Road, Felsted, Essex  
CM6 3LU

## COUNCIL TAX BAND

Band F

## SERVICES

Gas, electric, mains drainage, mains water

## LOCAL AUTHORITY

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

**AGENTS NOTE:** 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.

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

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