



PESTELL & Co

ESTABLISHED 1991



BRAINTREE ROAD, FELSTED
GUIDE PRICE: £525,000

3 BEDROOM SEMI-DETACHED | VAULTED ENTRANCE HALL | HOME OFFICE/PLAYROOM | LARGE KITCHEN DINER | UTILITY ROOM
GALLERIED FIRST FLOOR LANDING | MASTER BEDROOM WITH EN-SUITE AND JULIETTE BALCONY | DRIVEWAY PARKING FOR TWO VEHICLES | 130 FT SOUTH FACING REAR GARDEN | SUMMER HOUSE
VIEWS ACROSS FELSTED PRIVATE SCHOOL | 2 MINUTE WALK TO VILLAGE CENTRE

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

A well presented three bedroom semi-detached house which is a two minute walk from the centre of Felsted. Offering bright and versatile accommodation on the ground floor, the property also has three double bedrooms, one with en-suite, and a family bathroom on the first floor. It boasts a large, South facing rear garden with patio, Summerhouse and brick built sheds.



VAULTED ENTRANCE HALL
HOME OFFICE/PLAYROOM 10'6" X 12'11" INTO BAY
LIVING ROOM 14'0" X 10'6"
CLOAKROOM
KITCHEN DINER 28'6" X 10'0"
UTILITY ROOM





GALLERIED FIRST FLOOR
LANDING

MASTER BEDROOM 15'10" X
10'0"

EN-SUITE

BEDROOM 2 10'9" X 10'6"

BEDROOM 3 10'6" X 10'5"

FAMILY BATHROOM



With solid oak panel and obscure glazed front door with side lights opening into:

VAULTED ENTRANCE HALL

With stairs rising to first floor landing, wall mounted lighting, tiled flooring, under stairs storage cupboard with pressurised hot water cylinder supplying pressurised water throughout the property, power point, smoke alarm, further inset ceiling downlighting, wall mounted radiator and doors to rooms.

HOME OFFICE/PLAYROOM – 10'6" X 12'11" INTO BAY

With a beautiful, glazed bay window to front aspect overlooking garden with views over Felsted private school beyond, wall mounted radiator, ceiling lighting, telephone and power points and oak engineered flooring.

LIVING ROOM – 14'0" X 10'6"

With feature wood burning stove and fireplace surround, window overlooking a South facing well-manicured rear garden, ceiling lighting, wall mounted radiator, TV and power points and fitted carpet.

CLOAKROOM

Comprising a close coupled WC, wall mounted wash hand basin with mixer tap and tiled splashback, inset ceiling downlighting, extractor fan, chromium heated towel rail and tiled flooring.

KITCHEN DINER – 28'6" X 10'0"

With windows to front and side aspects, further French doors and side lights leading out to rear patio and South facing garden beyond. The kitchen comprises an array of eye and base level cupboards and drawers with complimentary granite effect square edged work surfaces, 1 ½ bowl single drainer stainless steel unit with mixer tap, four ring stainless steel Hotpoint gas hob with tiled splashback and stainless steel extractor fan above, integrated oven and microwave, integrated fridge freezer, integrated dishwasher, water softener located beneath sink, inset ceiling downlighting, further ceiling lighting, tiled flooring with underfloor heating, an array of power points and door through to:

UTILITY ROOM

Comprising a work station with single bowl single drainer stainless steel sink unit with mixer tap, recess and power for secondary fridge freezer, wall mounted combination Glow Worm boiler, recess, power and plumbing for washing machine, ceiling lighting, wall mounted fuse board, extractor fan, timber and glazed door and side light leading out to rear garden, wall mounted radiator and tiled flooring.

GALLERIED FIRST FLOOR LANDING

With Velux window supplying views of Felsted school, wall mounted radiator, access to loft, fitted carpet and doors to rooms.

MASTER BEDROOM – 15'10" X 10'0"

A beautiful, vaulted room with Velux windows to both side aspects and feature Juliette balcony with French doors and side lights overlooking the South facing rear garden, wall mounted radiator, TV and power points, fitted carpet, built-in wardrobe and door through to:

EN-SUITE

Comprising a 4 piece suite of panel enclosed bath with twin taps and half tiled surround, a further fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap and tiled splashback above and storage beneath, low level WC with integrated flush, vanity mirror with lighting and electric shaving point above, chromium heated towel rail, obscure window to front, inset ceiling lighting, extractor fan and tiled flooring with underfloor heating.

BEDROOM 2 – 10'9" X 10'6"

With large built-in wardrobe, window overlooking rear garden, ceiling lighting, wall mounted radiator, power points and fitted carpet.

BEDROOM 3 – 10'6" X 10'5"

With window overlooking front garden and Felsted private school beyond, wall mounted radiator, ceiling lighting, power points and fitted carpet.

FAMILY BATHROOM

Comprising a three piece suite of panel enclosed bath with twin taps and integrated shower over, fully tiled surround with glazed shower screen, vanity mounted wash hand basin with mixer tap and tiled splashback above and storage beneath, low level WC with integrated flush, chromium heated towel rail, Velux window overlooking rear garden, inset ceiling downlighting, extractor fan and tiled flooring.



OUTSIDE

The front of the property is approached via a tandem length driveway supplying off street parking for two vehicles with a large lawned area to the side that could be comfortably converted to supply additional off street parking for two to three vehicles all retained by mature hedging with side access through to:

REAR GARDEN - APPROXIMATELY 130 FT

A beautifully kept and well stocked South facing rear garden extremely private in nature comprising of an entertaining patio with steps up to a further raised patio, outside lighting and water points, brick built garden sheds, a large expanse of lawn retained by close boarded fencing with mature shrub and herbaceous borders. There is a timber Summer house with veranda and glazed doors and to the base of the garden there is a vegetable plot ideal for home grown produce, along with mature pink acacia, walnut and bramley apple trees. The garden backs onto the park and play area and has gated access into this.



WANT TO VIEW THIS PROPERTY?
DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100

Awaiting EPC

THE LOCATION

Braintree Road is located in the enviable village of Felsted with it's esteemed independent school being just 5 minutes by car. 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.

GENERAL REMARKS & STIPULATIONS

Folio D3227

FULL ADDRESS

1 The Hollies, Braintree Road, Felsted, Dunmow, Essex CM6 3DS

SERVICES

Mains electricity, gas and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band D

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

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.

ESTABLISHING OURSELVES AS A LEADING LOCAL
AGENT FOR 29 YEARS!!!



WE HAVE IT COVERED, PLEASE DO NOT HESITATE TO CALL ONE OF
OUR EXPERIENCED TEAM FOR FURTHER INFORMATION.

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?

HAVE A COMMERCIAL PROPERTY TO SELL OR LET?

ARE YOU A DEVELOPER LOOKING FOR AN AGENT TO MARKET YOUR SITE?