



PESTELL & Co

ESTABLISHED 1991



MALTINGS CLOSE, FLITCH GREEN
GUIDE PRICE: £370,000

3 BEDROOM SEMI-DETACHED | LIVING ROOM WITH FEATURE BAY WINDOW | KITCHEN DINER | MASTER BEDROOM WITH EN-SUITE
TANDEM LENGTH CARPORT | OFF STREET PARKING FOR TWO VEHICLES | LOW MAINTENANCE FRONT GARDEN | 50' REAR GARDEN | EXCELLENT DECORATIVE ORDER THROUGHOUT

WWW.PESTELL.CO.UK

01371 879100

THE PROPERTY

An immaculately presented three bedroom semi-detached home offering a living room, kitchen diner and cloakroom on the ground floor with an en-suite master bedroom, two further bedrooms and a family bathroom on the first floor. The property has off street parking for two vehicles and a 50' rear garden.



ENTRANCE HALL

LIVING ROOM 16'7" INTO BAY X 10'11"

KITCHEN DINER 17'11" X 11'7"

CLOAKROOM





FIRST FLOOR LANDING

MAST BEDROOM 9'10" X 9'9"

EN-SUITE

BEDROOM 2 8'11" X 7'11"

BEDROOM 3 9'9" X 7'1"

FAMILY BATHROOM



With composite panel and obscure glazed front door leading into:

ENTRANCE HALL

With stairs rising to first floor landing, under stairs storage cupboard, ceiling lighting, wall mounted fuse board, wall mounted radiator with cover over, Karndean wood effect flooring, telephone and power points, smoke alarm and doors to rooms.

LIVING ROOM - 16'7" INTO BAY X 10'11"

With ceiling lighting, wall mounted radiator, TV and power points, large feature bay window to front and continuation of the Karndean wood effect flooring.

KITCHEN DINER - 17'11" MAX X 11'7"

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect work surface and tiled splashback, 1 ½ bowl single drainer composite sink unit with mixer tap, four ring electric hob with glass splashback and stainless steel extractor fan above, built-in integrated double oven, integrated fridge freezer, recess, power and plumbing for dishwasher, further recesses, power and plumbing for washing machine and tumble dryer, cupboard housing an Ideal combination boiler, two wall mounted radiators, inset ceiling downlighting, display counter lighting, continuation of the Karndean wood effect flooring, French doors leading out to landscaped rear garden and door to:

CLOAKROOM

Comprising a close coupled WC, wall mounted wash hand basin with tiled splashback, wall mounted radiator, ceiling lighting, extractor fan and continuation of the Karndean wood effect flooring.

FIRST FLOOR LANDING

With access to loft, ceiling lighting, smoke alarm, window to side, storage cupboard, fitted carpet, power points and doors to rooms.

MASTER BEDROOM - 9'10" X 9'9"

With built-in mirrored sliding door wardrobe with hanging rails and storage, window to front aspect, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet and door through to:

EN-SUITE

With fully tiled and glazed shower cubicle, wall mounted wash hand basin with mixer tap, close coupled WC, vanity mirror, wall mounted heated towel rail, obscure window to front, inset ceiling downlighting, extractor fan and tiled flooring.

BEDROOM 2 - 8'11" X 7'11"

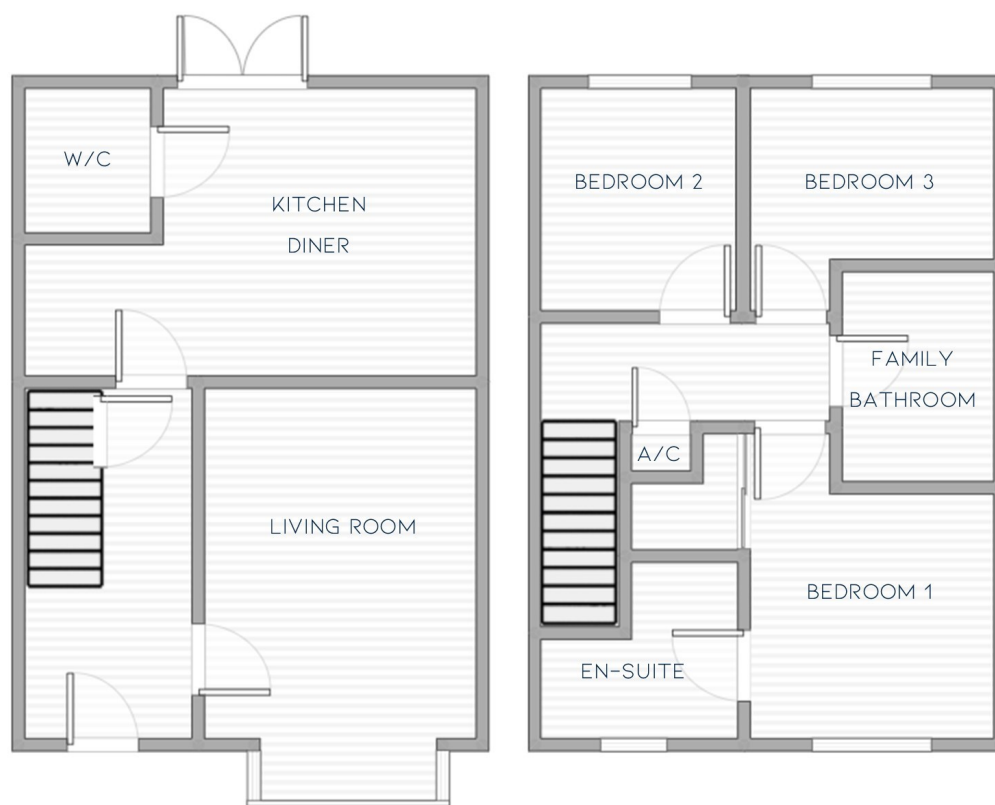
With window to rear, ceiling lighting, wall mounted radiator, power points and fitted carpet.

BEDROOM 3 - 9'9" X 7'1"

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

FAMILY BATHROOM

With panel enclosed bath with mixer tap and shower attachment, wall mounted wash hand basin with mixer tap, close coupled WC, vanity mirror, wall mounted heated towel rail, inset ceiling downlighting, extractor fan and tiled flooring.



OUTSIDE

The front of the property is approached via a shared block paved driveway supplying further access to covered tandem length carport supplying parking for two vehicles with low maintenance front garden, storm porch and light leading to front door. Further personnel gate into:

REAR GARDEN

Approximately 50 ft in length, recently manicured into two raised decked areas and lawn, all retained by close boarded fencing and hardstanding and pathway leading to shed. Outside lighting and water can also be found.



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

Energy efficiency rating for this property

This property’s current energy rating is B. It has the potential to be A.

[See how to improve this property’s energy performance.](#)



The graph shows this property’s current and potential energy efficiency.

THE LOCATION

Maltings Close is situated on Flitch Green, Little Dunmow, a popular development close to Great Dunmow with its renowned Flitch Green Primary School that has obtained an “Outstanding” from Ofsted. At its neighbouring village of Felsted further schooling can be found along with shops for your day to day needs, public houses and restaurants. 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.

GENERAL REMARKS & STIPULATIONS

Folio 3237

FULL ADDRESS

22 Maltings Close, Flitch Green, Dunmow, Essex CM6 3US

SERVICES

Mains electricity, gas fired central heating, water.

LOCAL AUTHORITY

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

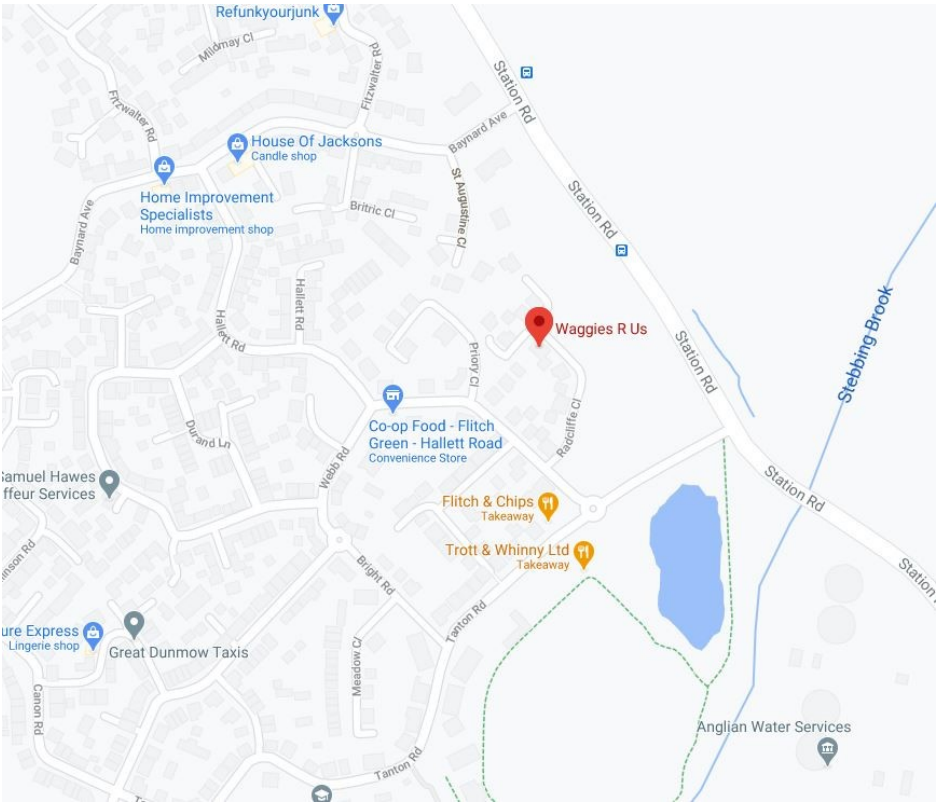
COUNCIL TAX BAND

Band E

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?