



25 BAYNARD AVENUE

Flitch Green, Dunmow, CM6 3FF

£325,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Detached Coach House
- Three Bedrooms
- En Suite to Master
- Garage and Parking
- Garden
- Gas Heating and Double Glazed Windows
- Popular Development
- Long Lease of 979 years remaining s.t.c.





Property Description

THE PROPERTY

*****CLICK ON VIDEO TOURS FOR A VIRTUAL WALK THROUGH*****

A rare opportunity to purchase this stunning detached coach house, located on the popular development of Fitch Green.

The property offers beautifully presented and generous accommodation with double doors to a bright lounge dining room with feature fire place, good size fitted kitchen, Three Double Bedrooms, built in Wardrobes, En-Suite and Family Bathroom.

This super property has the benefit of a garage, parking and a south facing enclosed garden with patio. Fitch Green has

an excellent primary school, local shop and is just a short drive from the town of Great Dunmow.

THE LOCATION

Located in the ever popular 'Fitch Green Village' Walking distance to the sort after 'Fitch Green Primary school,' walking distance to the well stocked village shop.

Felsted village is in close proximity offering, village shop, 2 pubs, and a tea room.

The historic town of Great Dunmow with its beautiful high street is only a short drive.

Neighbouring towns including Chelmsford, Braintree and Bishop's Stortford are within easy access by car or bus. Easy

access to the A120, M11, and Stansted Airport.

ENTRANCE HALL

LIVING AREA

16' 8" x 13' 11" (5.096m x 4.248m)

KITCHEN

12' 8" x 7' 1" (3.880m x 2.162m)

BEDROOM 1

13' 6" x 10' 9" (4.125m x 3.289m)

EN SUITE

BEDROOM 2

10' 3" x 12' 0" (3.140m x 3.679m)

BEDROOM 3

7' 6" x 12' 4" (2.299m x 3.767m)

BATHROOM

GARAGE

OUTSIDE

The property has an enclosed garden lawned and with a patio area.

TENURE

Leasehold - We understand from the vendor that the

property has 979 years remaining on the lease and the service charge is £477 p.a. and the ground rent is £125 p.a. All details will need to be checked via a purchasers lawyer before committing to purchase.



COUNCIL TAX BAND

Tax band D

TENURE

Leasehold

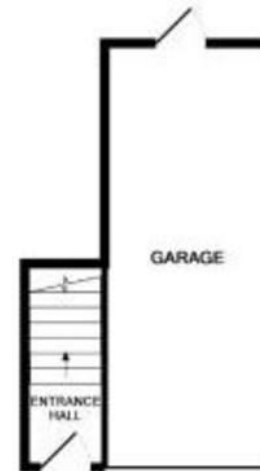
LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



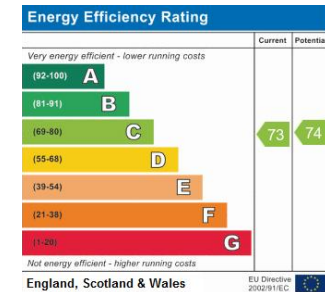
GROUND FLOOR
APPROX. FLOOR
AREA 1032 SQ.FT.
(95.9 SQ.M.)



ENTRANCE FLOOR
APPROX. FLOOR
AREA 213 SQ.FT.
(19.8 SQ.M.)

BAYNARD AVENUE
TOTAL APPROX. FLOOR AREA 1246 SQ.FT. (115.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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