



STATION ROAD, FELSTED

GUIDE PRICE – £440,000

- 2-3 BEDROOM DETACHED BUNGALOW
- CURRENTLY LET FOR £1200 PCM
- LIVING ROOM WITH FIREPLACE
- KITCHEN
- DINING ROOM / BEDROOM 3
- 2 DOUBLE BEDROOMS
- LARGE SOUTH FACING FRONT GARDEN WITH ENTERTAINING DECK
- OFF STREET PARKING FOR TWO VEHICLES
- GARAGE WITH EAVES HOME OFFICE
- CENTRAL VILLAGE LOCATION

A rarely available 2 - 3 bedroom detached bungalow in the heart of Felsted, comprising of living room with fireplace, dining room / bedroom 3, kitchen, two double bedrooms and a family bathroom. Externally, the property enjoys a large south facing front garden with entertaining deck, off street parking for two vehicles along with a garage that has an eaves home office. Currently let for £1200 pcm this property could also be considered as a buy-to-let investment.





With uPVC panel and obscure glazed front door opening into:

Entrance Hall

With tiled flooring, wall mounted radiator, wall mounted lighting, storage cupboard, smoke alarm, access to loft which is partially boarded with lighting and ladder, doors to rooms.

Living Room 14'6" x 12'5"

With large window to front and further window to side, feature fireplace, ceiling lighting, wall mounted radiator, TV, telephone and power points, wood effect laminate flooring

Kitchen

Comprising an array of eye and base level cupboards with granite effect worksurface, single bowl stainless steel sink unit with mixer tap, recess power and plumbing for both washing machine and dishwasher, recess and power for freestanding fridge/freezer and oven, window to rear, ceiling lighting, further uPVC panel and obscure glazed door, built-in pantry and two further storage points, tiled flooring, and door to;

Dining Room / Bedroom 3 13'2" x 9'0"

With ceiling lighting, window to rear, sliding patio doors to front, wall mounted radiator, power points, wood effect laminate flooring.

Bedroom 1 - 11'11" x 11'0"

With window to front, ceiling lighting, built-in wardrobe, power points, wall mounted radiator, wood effect laminate flooring.

Bedroom 2 - 10'10" x 8'6"

With window to rear, ceiling lighting, wall mounted radiator, built in wardrobe, wood effect laminate flooring, TV and power points.

Family Bathroom

Comprising a three-piece suite of panel enclosed bath with mixer tap and shower over, tiled surround and glazed screen, pedestal wash hand basin with twin taps, close coupled WC, ceiling lighting, wall mounted chromium heated towel rail, obscure glazed window to rear, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a driveway supplying off street parking for two vehicles with access to garage. The garden is south facing and laid to lawn that is retained by hedging and flowerbeds. There is an entertaining deck area accessed via the dining room. Further pathway leading to front door and personnel gate leading to;

The Rear

The rear of the property enjoys external close boarded fencing, low maintenance with eternal water point.

Garage

With double opening doors to front and further personnel door to rear with eaves office, storage, power and lighting.



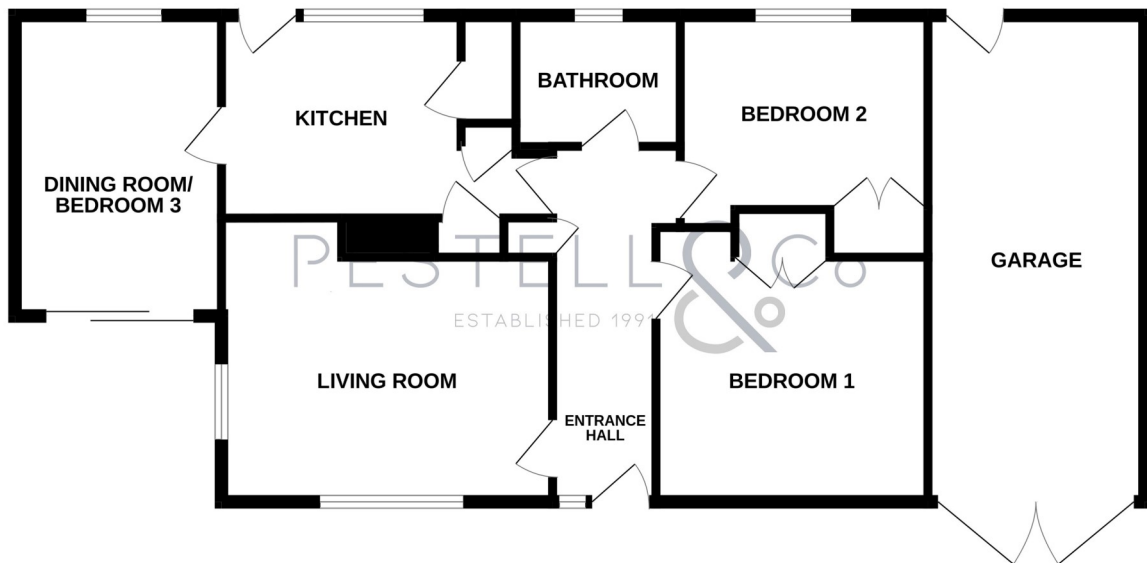
DETAILS

EPC

TO FOLLOW

FLOOR PLAN

GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA : 972 sq.ft. (90.3 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

Mildave is located in the sought-after North Essex village of Felsted which has been voted one of the top ten places to live in a Sunday Times survey. Felsted is particularly popular for its schools, notably Felsted School which was founded in 1564 by Lord Riche who is buried in the Holy Cross Church. 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, three restaurants and two public houses. New Hall Private School is also close by offering a bus service direct from Felsted Village and the prestigious Bishop Stortford College is approximately 20 mins away. There are also local bus services which run regularly to and from Stansted, Chelmsford, Gt Dunmow and Braintree and main line rail links to London Liverpool Street are from Braintree, Chelmsford and Stansted. By car the A12 and M11 are reached in some twenty minutes whilst Stansted airport is approximately fifteen minutes distant.

DIRECTIONS



FULL PROPERTY ADDRESS

Mildave, Station Road, Felsted, Essex, CM6 3DG

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating, mains drainage and 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.

PESTELL & Co

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