

PESTELL & Co

ESTABLISHED 1991



TANTON ROAD, FLITCH GREEN

5 bedroom detached family home | PCM - £2250

TANTON ROAD, FLITCH GREEN

A 5 bedroom detached house offering versatile accommodation over three floors. The property benefits from a lounge, kitchen diner, study, downstairs cloakroom, 5 bedrooms, of which two are en-suite and a family bathroom. Externally the property offers a garage with off-street parking whilst the rear garden offers both grass and patio areas for relaxation.



With composite panel and obscure glazed front door opening into:

ENTRANCE HALL

With stairs rising to first floor landing, ceiling lighting, smoke alarm, luxury vinyl flooring, wall mounted fuse board, understairs storage cupboard with technology hub and doors to rooms.

UTILITY CUPBOARD

Comprising recess power and plumbing for both washing machine and tumble dryer, worksurface and eye level storage, lighting and power points.

HOME OFFICE – 8'3" X 8'0" MAX

With window to front, ceiling lighting, wall mounted radiator, telephone and power points.

CLOAKROOM

Comprising close coupled WC, wall mounted hand basin with mixer tap and tiled splashback, obscure window to side, ceiling lighting, wall mounted radiator and extractor fan.

LIVING ROOM – 15'10" X 11'10"

With French doors leading to rear garden, ceiling lighting, two wall mounted radiators, array of TV, telephone, power points and door to:

KITCHEN / DINER – 27'3" X 13'6"

With windows to front, French doors to rear garden, Kitchen area comprises an array of eye and base level cupboards and drawers, complimentary square edge and contemporary work surface, one and a half bowl single drainer stainless steel sink unit with mixer tap, 4 ring induction hob with stainless steel and glass extractor fan above, built-in double oven, cupboard housing Ideal Logik boiler, integrated full sized dishwasher and freezer, insert ceiling and ceiling lighting, array of TV and power points.

FIRST FLOOR LANDING

With cupboard housing pressurised hot water cylinder, ceiling lighting, smoke alarm, wall mounted radiator, fitted carpet, power points and doors to rooms.

BEDROOM 2 – 11'11" X 11'7"

With built-in wardrobe with sliding doors, hanging rail and shelf within, wall mounted radiator, fitted carpet, array of TV and power points, window overlooking rear garden and door to:

EN-SUITE

Comprising a tiled and glazed shower cubicle, vanity mounted wash hand basin with mixer tap, close coupled WC, obscure window to rear, insert ceiling downlighting, extractor fan, wall mounted heated towel rail, large demisting mirror and tiled flooring.

BEDROOM 3 – 10’11” X 10’11”

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

BEDROOM 4 – 11’11” X 8’7”

With windows on both front and rear aspects, ceiling lighting, wall mounted radiator, fitted carpet and power points.

BEDROOM 5 – 10’2” X 8’5”

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

FAMILY BATHROOM

Comprising a 3 piece suite with panel enclosed bath with mixer tap and shower attachment over, tiled surround, vanity mounted wash hand basin with storage underneath, close coupled WC, large demisting vanity mirror, electric shaving point, wall mounted heated towel rail, insert ceiling downlighting, extractor fan, obscure window to side and tiled flooring.

PRINCIPLE BEDROOM SUITE

With window to front, wall mounted radiator, ceiling lighting and stairs u to:

BEDROOM 1 – 15’11” X 11’0”

With window to front with far reaching views, Velux window to rear, ceiling lighting, wall mounted radiators, TV, telephone and power points, fitted carpet, smoke alarm.

DRESSING AREA

With large built-in wardrobe with triple mirrored sliding doors, hanging rails and lighting within, obscure window to side, ceiling lighting, wall mounted radiator, fitted carpets and power points.

EN-SUITE

Comprising a panel enclosed mixer tap and shower attachment, half tiled surround, tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap, close coupled WC, Velux window, insert ceiling downlighting, extractor fan, large demisting vanity mirror, electric shaving point, wall mounted heated towel rail and tiled flooring.

OUTSIDE

The front of the property is approached by a pathway to a covered porch with outside lighting, lawn and hedging separated via the pathway.

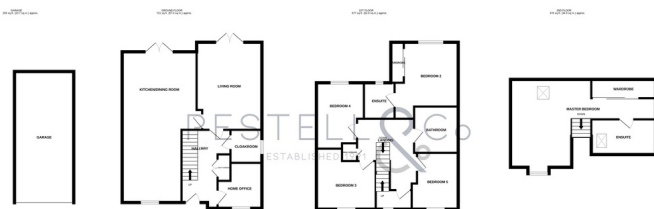
REAR GARDEN

Laid primarily to lawn and patio, all retained by close boarded fencing, side lighting, power points, Wi-Fi booster and water points, with gate to off-street parking for at least 3 vehicles and access to long tandem length garage with up and over door, lighting, electric charging point and window to side aspect.



FLOOR PLAN

EPC



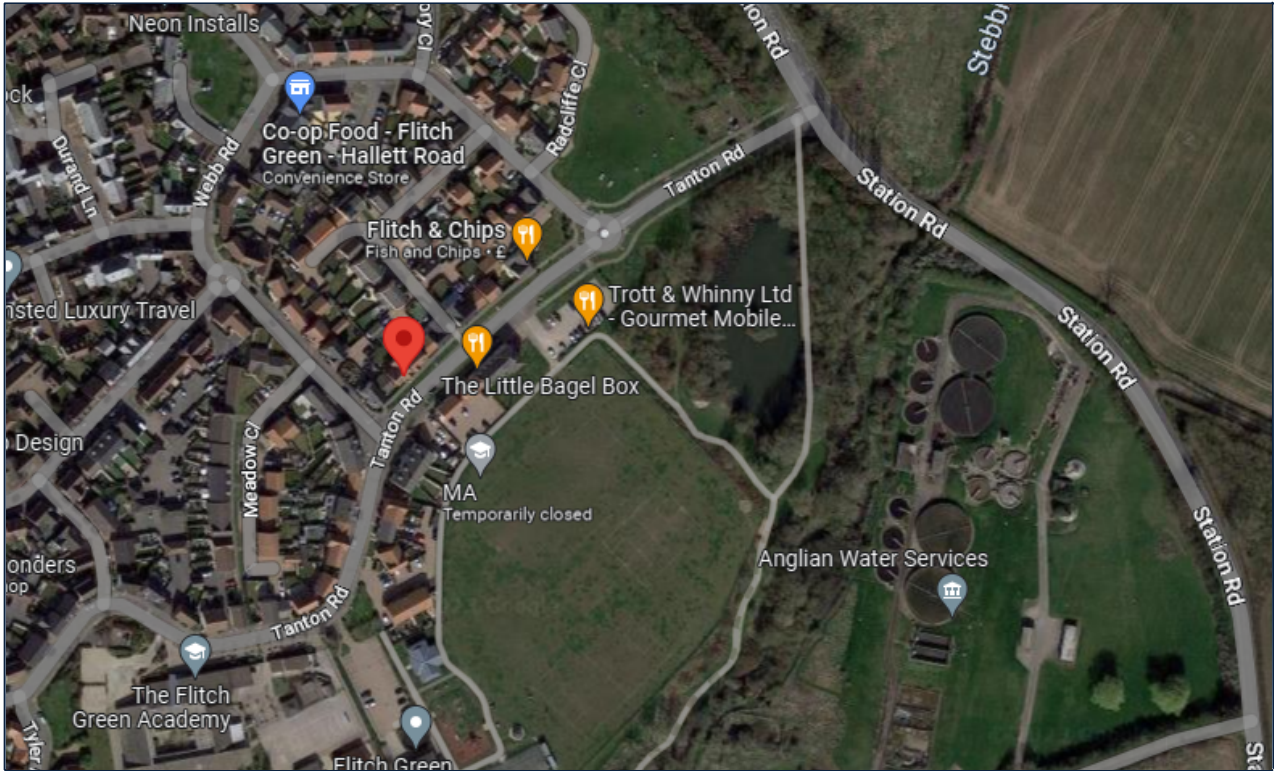
TOTAL FLOOR AREA: 3022 sq ft (280.4 sq m) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of areas, volumes, levels and any other detail are approximate and not guaranteed. Please refer to the actual site for verification. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, fixtures and fittings shown here are not intended to be guaranteed, as to their quality or otherwise, or their green.
 Made with MyPlan 02022

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GENERAL REMARKS & STIPULATIONS

Tanton Road is only a short walk away from local primary school and Co-op. The mainline railway station at Bishop's Stortford serves London Liverpool Street, Cambridge and Stansted Airport, also the M11 and M25 motorways are only a short drive via the A120, giving easy onward access to London and the North.

DIRECTIONS



FULL PROPERTY ADDRESS

83 Tanton Road, Fitch Green, CM6 3UQ

COUNCIL TAX BAND

Band G

SERVICES

Mains electricity, water and drainage, gas fired central heating

LOCAL AUTHORITY

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

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 Landlord tells us about the property.