



RIDLEY GREEN, HARTFORD END, FELSTED

GUIDE PRICE – £490,000

- 3 BEDROOM SEMI-DETACHED COTTAGE
- CONTEMPORARY KITCHEN DINER
- ENTRANCE HALL WITH CLOAKROOM
- LARGE LIVING ROOM
- PRINCIPLE BEDROOM WITH EN-SUITE
- LARGE FAMILY BATHROOM
- SOUTH FACING RIVER & COUNTRYSIDE VIEWS
- OFF STREET PARKING FOR TWO VEHICLES
- PRESTIGIOUS BREWERY LOCATION

A beautifully positioned 3 bedroom semi-detached cottage located in the Old Brewery development. The property comprises of a welcoming entrance hall with cloakroom, a large living room with far reaching river and countryside views, kitchen diner with contemporary kitchen, whilst the first floor offers a principle bedroom with en-suite and countryside views along with two further bedrooms and a family bathroom. Externally, the cottage has two allocated parking spaces along with visitors parking and ample countryside to enjoy a walk....especially to the very vibrant and last remaining Ridley's Pub, the Compasses Inn!





With panel obscure glazed front door opening into;

Entrance Hall

With sidelights to both front and rear aspects, inset ceiling down lighting, smoke alarm, wall mounted radiator, tile effect vinyl flooring, power points, doors to rooms.

Cloakroom

Comprising a low-level WC with integrated flush, wall mounted wash hand basin with mixer tap and tiled splashback above and vanity storage beneath, inset ceiling down lighting, extractor fan, wall mounted radiator, tiled flooring.

Kitchen Diner 13'10" x 12'0"

Comprising an array of eye and base level cupboards and drawers with complimentary quartz stone work surface and splashback, 1 bowl stainless steel under sunk sink unit with work surface integrated drainer and pot-wash style mixer tap over, integrated appliances of fridge, freezer, washing machine and dishwasher, double oven with stainless steel 5-ring gas hob and extractor fan above, cupboard housing combination boiler, windows to both front and side aspects, inset ceiling downlighting, smoke alarm, tiled flooring, TV, telephone, power points.

Living Room 20'3" x 12'0"

With window to side and further window to rear with far reaching river and countryside views, wall mounted radiator, TV and power points, fitted carpet, stairs rising to first floor landing with under stairs storage.

First Floor Landing

With storage cupboard, ceiling lighting, smoke alarm, fitted carpet, power points, doors to rooms.

Bedroom 1: 12'1" X 12'0"

With window overlooking rear garden, countryside and river views beyond, ceiling lighting, wall mounted radiator, power points, fitted carpet, window to side, access to loft, door to;

En-suite:

Comprising a fully tiled and glazed shower cubicle with integrated twin head shower, low level WC with integrated flush, wall mounted wash hand basin with mixer tap and vanity storage beneath, half-tiled surround, electric shaving point, wall mounted chromium heated towel rail, obscure window to side, inset ceiling downlighting, extractor fan, tiled flooring.

Bedroom 2: 12'0" x 7'10"

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

Bedroom 3: 9'8" x 8'8"

With window to side, ceiling lighting, wall mounted radiator, TV, telephone and power points, fitted carpet.

Family Bathroom

Comprising a three-piece suite of tile-enclosed bath with mixer tap and twin head integrated shower over, tiled and glazed surround, closed-couple WC, pedestal wash hand basin with mixer tap, half-tiled surround, obscure window to side, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, electric shaving point, tiled flooring.

OUTSIDE

The property is approached via a shared block-paved driveway, on a private recently built development, providing off-street parking for 2 vehicles and further visitors parking, personnel gate leading to;

Front Garden:

Laid primarily to lawn, well-stocked shrub and rose borders, timber shed, retained by close-boarded fencing with pathway leading to front door and;

Rear Garden:

Laid primarily to patio and lawn, with well stocked shrub and rose borders, retained by both close-boarded fencing and low-level brick walling to allow for far reaching countryside and river views.



DETAILS

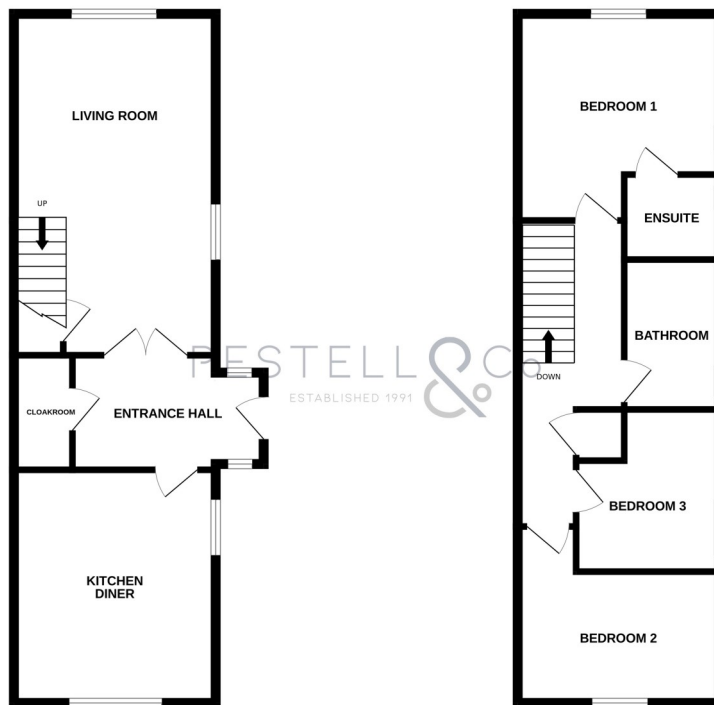
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
506 sq.ft. (47.0 sq.m.) approx.

1ST FLOOR
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 996 sq.ft. (92.6 sq.m.) approx.
While 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 misstatement. 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 is given.
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GENERAL REMARKS & STIPULATIONS

Set on the banks of the River Chelmer, the development of the historic Old Brewery at Hartford End, provides the perfect rural retreat. The Old Brewery is located just outside of 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, restaurants and public houses. 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 a fifteen minute drive.

DIRECTIONS



FULL PROPERTY ADDRESS

37 Ridley Green, Hartford End, Felsted, Essex
CM3 1FH

SERVICES

LPG gas fired central heating, private drainage
and mains water

COUNCIL TAX BAND

Band B

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.

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