



# PESTELL & CO

ESTABLISHED 1991



BRAINTREE ROAD, FELSTED

GUIDE PRICE: £629,950

4 BEDROOM SEMI-DETACHED HOUSE | EXCELLENT DECORATIVE  
ORDER THROUGHOUT | LARGE LIVING ROOM | KITCHEN DINER  
FAMILY ROOM | MASTER BEDROOM WITH EN-SUITE | DRIVEWAY  
PARKING FOR FIVE TO SIX VEHICLES | SOUTH FACING REAR GARDEN  
HOME OFFICE | 2 MINUTE WALK TO VILLAGE CENTRE

[WWW.PESTELL.CO.UK](http://WWW.PESTELL.CO.UK)

01371 879100

## THE PROPERTY

A stunning four bedroom semi-detached house which is a two minute walk from the centre of Felsted. Offering bright and versatile accommodation on the ground floor, the property also has four double bedrooms, one with a large en-suite and a family bathroom on the first floor. It boasts a large, South facing rear garden with patio, a home office and parking for 5 to 6 cars.



ENTRANCE HALL

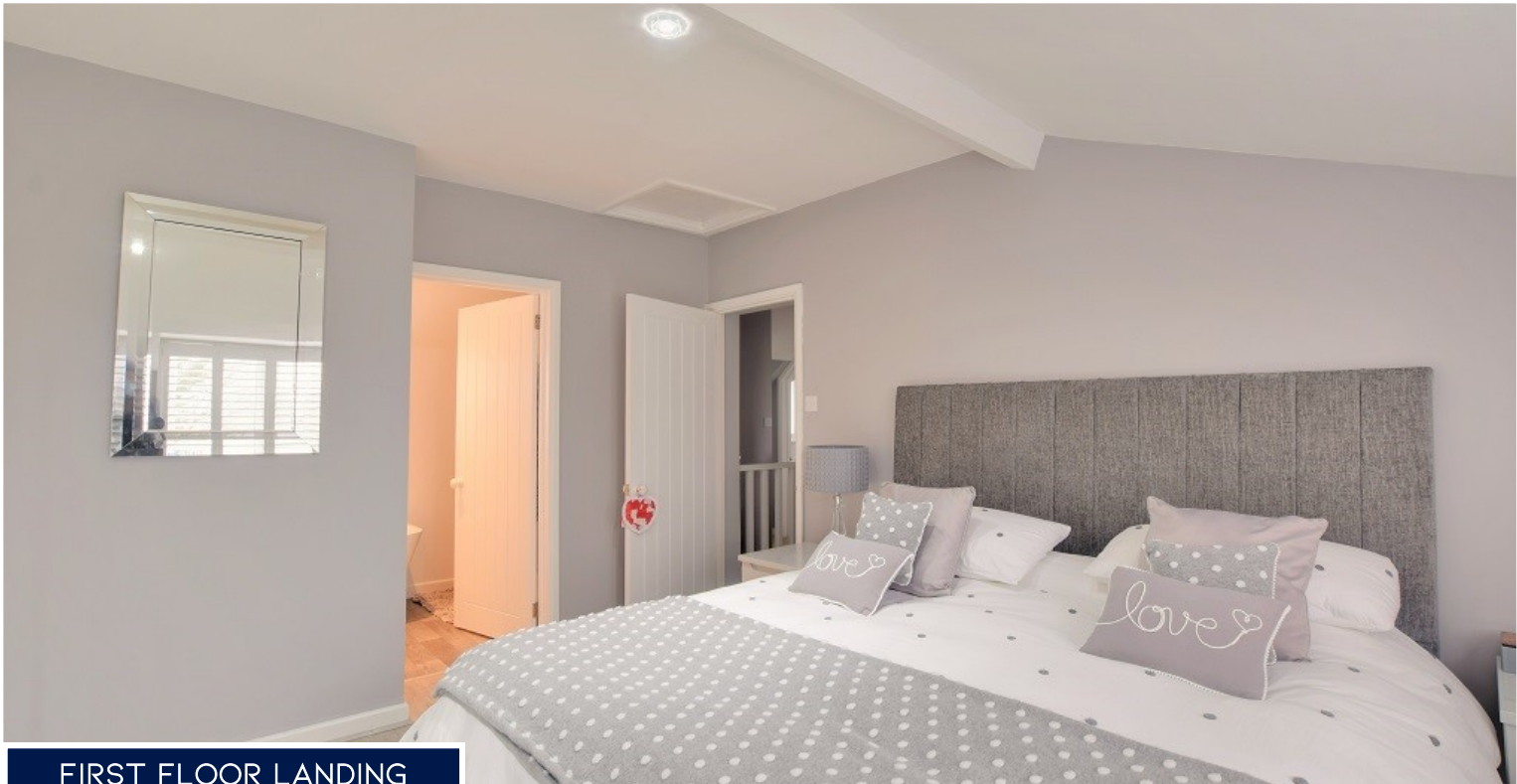
FAMILY ROOM 10'0" X 10'0"

LIVING ROOM 16'9" X 16'4"

CLOAKROOM

KITCHEN DINER 19'4" X 12'3"





FIRST FLOOR LANDING  
MASTER BEDROOM 13'7" X  
12'9"

EN-SUITE

BEDROOM 2 10'0" X 10'0"

BEDROOM 3 10'0" X 10'0"

BEDROOM 4 10'5" X 9'1"

FAMILY BATHROOM



Block paved driveway leading to obscure panel glazed front door opening into:

#### ENTRANCE HALL

With wood flooring, turned staircase to first floor landing and doors to rooms.

#### LARGE LIVING ROOM - 16'4" X 16'9"

With ceiling lighting, window and French doors opening into South facing rear garden, wooden flooring, feature working log burner, large understairs storage cupboard, TV, telephone & power points, wall mounted radiator and door to:

#### KITCHEN DINING ROOM

A fantastic kitchen dining room comprising an array of eye and base level cupboards and drawers, complementary rolled granite work surface with upstand, integrated 1 1/2 bowl sink with inset drainer, large integrated fridge and separate integrated freezer, double opening larder cupboard with shelving and wine rack, integrated washing machine, integrated dishwasher, two side by side stainless steel fan ovens with grill, several pan drawers and further storage, window to front, French doors to patio and rear garden, wall mounted radiator and inset ceiling downlighting.

#### FAMILY ROOM - 10'0" X 10'0"

With window to front, tv, telephone & power points, wooden flooring, wall mounted radiator and ceiling lighting.

#### CLOAKROOM

Comprising a close coupled WC with integrated flush, obscure window to side, wall mounted wash hand basin with tiled splashback and vanity unit under and ceiling lighting.

#### FIRST FLOOR LANDING

With access to loft, large airing cupboard with shelving, fitted carpet, ceiling lighting and doors to rooms.

#### MASTER BEDROOM - 12'4" X 13'7"

With ceiling downlighting, wooden flooring, window overlooking rear garden and field views beyond, wall to wall fitted wardrobes with hanging rail and shelving and door opening to:

#### LARGE EN-SUITE BATH AND SHOWER ROOM

A beautiful suite comprising of a circular tub bath with mixer tap, large walk-in double shower cubicle with wall mounted shower, feature floating sink unit with mixer tap and storage under, close coupled WC with integrated flush, window to front and wall mounted radiator.

#### BEDROOM 2 - 10'0" X 10'0"

With window to rear overlooking rear garden and field views beyond, ceiling lighting, wooden flooring and wall mounted radiator

#### BEDROOM 3 - 10'0" X 10'0"

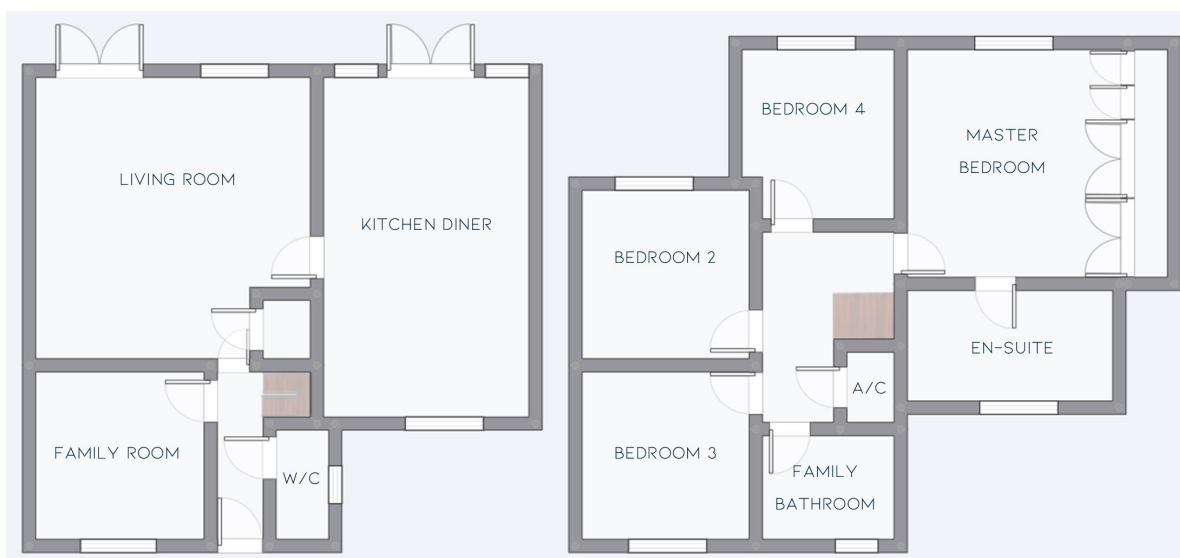
With window to front, ceiling lighting, wooden flooring and wall mounted radiator

#### BEDROOM 4 - 10'5" X 9'1"

With window to rear overlooking rear garden and field views beyond, ceiling lighting, wooden flooring and wall mounted radiator

#### FAMILY BATHROOM

Comprising a panel enclosed bath, separate walk-in shower cubicle with tiled surround and wall mounted shower, close coupled WC with integrated flush, wall mounted wash hand basin with mixer tap and vanity drawer storage under, window to front, inset ceiling downlighting and wall mounted radiator.



## OUTSIDE

The property enjoys an enviable location in the heart of the very popular village of Felsted. There is block paved off street parking for five to six vehicles with outside lighting and gated side access to:

## SOUTH FACING REAR GARDEN

Recently landscaped with a beautiful patio terrace ideal for summer entertaining with two awnings fitted for shade, a raised planter and pathway leading to a detached studio (measuring 12'11" x 9'7") which is currently being used as a home office with light and power supplied, outside lighting and water points can also be found. There is also hard standing for a timber shed.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78   C
55-68	D	55   D	
39-54	E		
21-38	F		
1-20	G		

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

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

The average energy rating and score for a property in England and Wales are D (60).

#### THE LOCATION

**Braintree Road** is located in the enviable village of Felsted with it's esteemed independent school being just 5 minutes by car. Ideally situated between Chelmsford and Great Dunmow, London can be accessed via Chelmsford City Mainline Railway Station in just 50 minutes. The market town of Great Dunmow is also close by offering schools, shopping, restaurants, public houses and many more recreational facilities. Further to this Great Dunmow also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport.

**GENERAL REMARKS & STIPULATIONS**

Folio D3258

**FULL ADDRESS**

Cherry Tree Cottage, 2 Braintree Road, Felsted, Dunmow, Essex CM6 3DW

**SERVICES**

Mains electricity, gas and 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 30 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?