



HALLETT ROAD, LITTLE DUNMOW

2 BEDROOM APARTMENT | OFFERS OVER £290,000

- 2 BEDROOM APARTMENT
- LARGE OPEN PLAN KITCHEN, DINING AND FAMILY AREA
- PRINCIPAL BEDROOM WITH BUILT-IN WARDROBES AND EN-SUITE
- THREE-PIECE FAMILY BATHROOM SUITE
- LARGE ENTERTAINING SUN TERRACE
- 2 ALLOCATED CAR PARKING SPACES
- VIDEO ENTRY SYSTEM

A two bedroom apartment comprising a large open plan Kitchen, Dining and Family Room with French doors and windows to entertaining terrace, a principal bedroom with built-in wardrobes and an en-suite, bedroom 2 with a built-in wardrobe and a three-piece family bathroom suite. Externally, the property enjoys a large entertaining sun terrace with low level fencing and brick walling, a video entry system and 2 allocated car parking spaces.





With communal video entry door supplying access to 3 properties via a flight of stairs.

A timber effect composite front door opening into;

Entrance Hall

With inset ceiling downlighting, airing cupboard housing boiler and pressurised hot water cylinder, access to loft, wall mounted radiator, video entry system, oak topped engineered flooring, doors to rooms.

Open Plan Kitchen Diner Family Room 20'0" x 15'0"

With French doors and windows to entertaining terrace, inset ceiling downlighting, TV telephone and power points, oak topped engineered flooring, kitchen area comprising an array of eye and base level cupboards and drawers with complimentary solid oak block worksurface and splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring stainless steel NEFF gas hob with stainless steel splashback and extractor fan above, integrated fridge-freezer, integrated washing machine and dishwasher, inset ceiling downlighting and counter display lighting.

Bedroom 1 – 15'0" x 10'7"

With window to rear, built-in wardrobes, wall mounted radiator, ceiling lighting, fitted carpet, TV and power points, door to;

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin-head shower, pedestal wash hand basin with mixer tap with vanity mirror above, low level WC with integrated flush, inset ceiling downlighting, extractor fan, wall mounted heated towel rail, electric shaving point, tiled flooring.

Bedroom 2 – 10'9" x 8'7"

With window to rear, ceiling lighting, built-in wardrobe, wall mounted radiator, power points, fitted carpet.

Family Bathroom

Comprising a three-piece suite of tile enclosed bath with contemporary mixer tap and twin head integrated shower over, tiled surround with glazed shower screen, wall mounted wash hand basin with mixer tap and vanity mirror above, electric shaving point, low level WC with integrated flush, inset ceiling downlighting, extractor fan, wall mounted heated towel rail, tiled flooring.

OUTSIDE

The Front

The front of the property is approached by a communal video entry door supplying access to 3 properties via a flight of stairs. The property enjoys a large entertaining sun terrace with low-level fencing and brick walling. To the front, there is 2 allocated parking spaces.



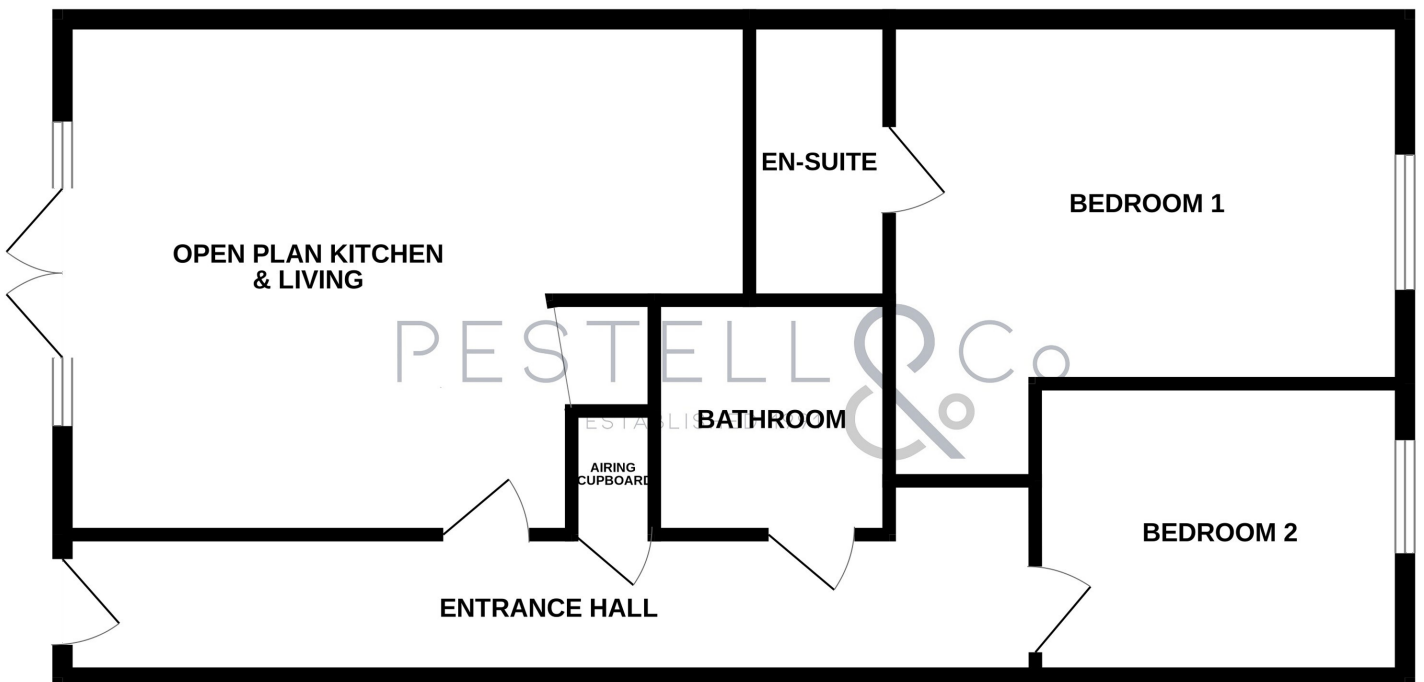
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
747 sq.ft. (69.4 sq.m.) approx.

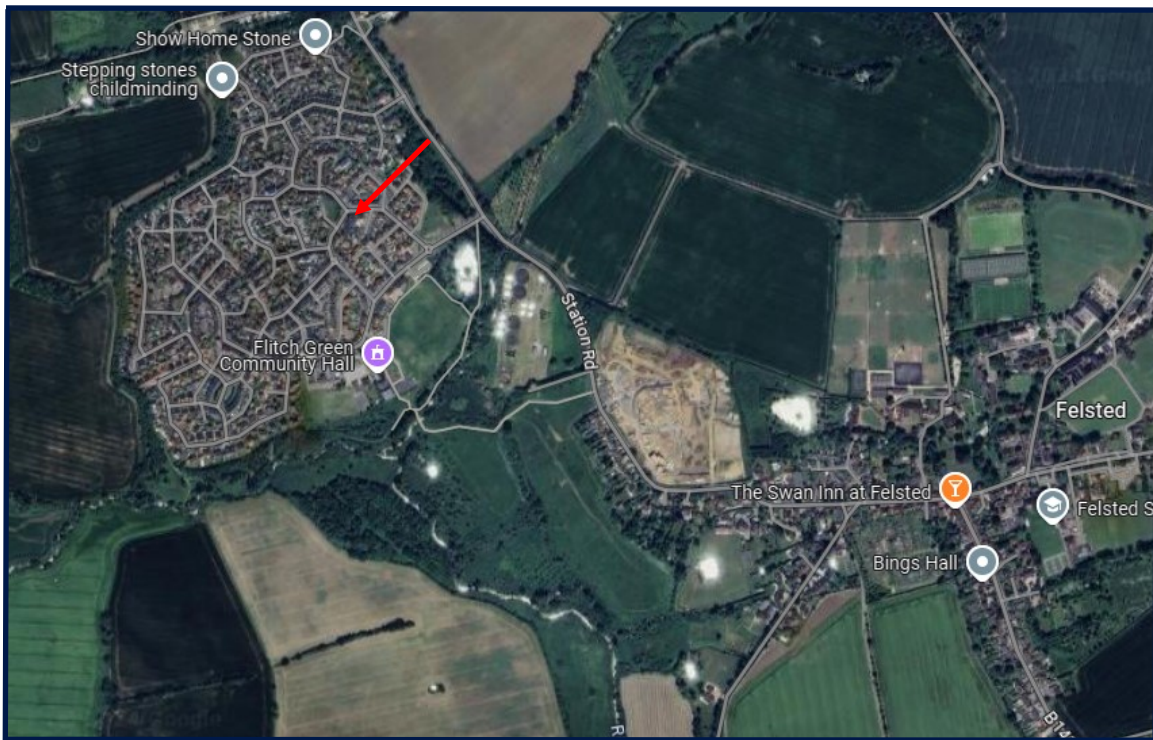


GENERAL REMARKS & STIPULATIONS

THE LOCATION

Hallett Road is situated in Flitch Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flitch Green Primary School that has obtained an "Outstanding" from Ofsted. Flitch Green also offers a co-op and community hall whilst the neighbouring village of Felsted offers further schooling along with shops for your day to day needs, public houses and restaurants. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

24a Hallett Road, Flitch Green, Little Dunmow,
Essex, CM6 3FY

SERVICES

Mains electricity, gas central heating and mains
drainage

COUNCIL TAX BAND

Band C

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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Are you a developer looking for an agent to market or value your site?