



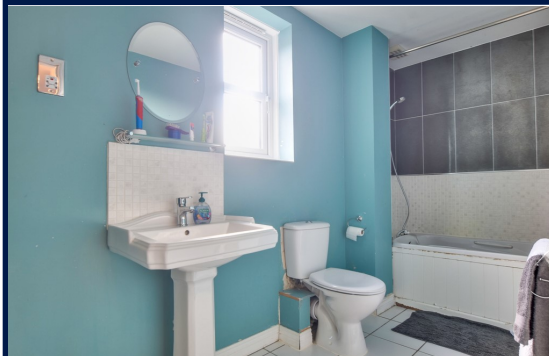
## BAYNARD AVENUE, FLITCH GREEN

GUIDE PRICE £535,000

- 4 DOUBLE BEDROOM DETACHED HOUSE
- PRINCIPAL BEDROOM SUITE WITH DRESSING ROOM AND EN-SUITE
- SECOND BEDROOM WITH EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- KITCHEN DINER
- UTILITY ROOM
- LIVING ROOM WITH BI-FOLDING DOORS
- SOUTH EASTERLY REAR GARDEN
- DOUBLE GARAGE
- OFF STREET PARKING

Comprising of 4 double bedrooms with the principal bedroom boasting a dressing room and en-suite, a further en-suite to bedroom 2, family bathroom, living room, kitchen diner and utility. The property also benefits from a south easterly rear garden, garage converted to playroom and off street parking for 2 vehicles.





With uPVC panel and obscure glazed front door and side light opening into:

#### **Entrance Hall**

With stairs turning to first floor landing, inset ceiling down lighting, smoke alarm, wood effect laminate floor, under stairs storage, contemporary wall mounted radiator, doors to rooms:

#### **Ground Floor Cloakroom**

Comprising close coupled W.C. pedestal wash hand basin with twin tap and mosaic tiled splash back, wall mounted radiator, obscure window to front, inset ceiling down lighting and tiled flooring.

#### **Living Room - 19' 8" x 11' 4"**

With feature bay window to front, wall mounted radiators, feature electric fireplace, Bi-folding doors to rear, ceiling lighting points, an array of power telephone and TV points and wood effect laminate floor.

#### **Kitchen Diner - 23' 7" x 11' 11"**

With an array of eye and base level cupboards and drawers with complimentary granite effect work surface and mosaic tiled splash back above, double oven and five ring gas Hob with stainless steel extractor fan above, single bowl single drainer stainless steel sink unit with mixer tap, integrated dishwasher, inset ceiling down lighting, windows to both front and rear aspects, wall mounted radiator, tiled flooring and large archway through to:

#### **Utility Room**

Comprising a work unit with complimentary granite effect work surface, single bowl single drainer stainless steel sink unit with mixer tap, mosaic tiled splash back, recess and plumbing for a washing machine, power for free standing fridge freezer, wall mounted radiator, inset ceiling down lighting, cupboard housing Ideal boiler, uPVC Glazed door to rear and door to further under stairs storage with meters and fuse board.

#### **First Floor Landing**

With stairs rising to second floor landing, ceiling lighting points, smoke alarm, window to front, wall mounted radiator, wood effect laminate floor, doors to rooms:

#### **Bedroom 2 - 11' 7" x 11' 4"**

With window to front, ceiling lighting, his and hers wardrobes, wall mounted radiator, TV and power points and door through to:

#### **En-suite Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled W.C., pedestal wash hand basin with twin tap and mosaic tiled splash back, vanity mounted mirror and lighting, further ceiling lighting, tiled flooring, airing cupboard housing hot water cylinder and slatted shelf and obscure window to rear.

#### **Bedroom 3 - 9' 0" x 9' 5"**

With window overlooking rear garden, built in double wardrobe, ceiling lighting, wall mounted radiator, power points and wood effect laminate floor.

#### **Bedroom 4 - 9' 6" x 7' 10"**

With window to front, wall mounted radiator, built in double wardrobe, ceiling lighting, power points and wood effect laminate floor.

#### **Family Bathroom**

Comprising panel enclosed bath with mixer tap and shower attachment over and tiled surround, close coupled W.C. pedestal wash hand basin with mixer tap and tiled splash back, electric shaver point, obscure window to rear, tiled flooring, wall mounted radiator, ceiling lighting and extractor fan.

#### **Second Floor Landing**

With eve's storage to front and rear, wall mounted radiator, power points, fitted carpet, smoke alarm, ceiling lighting, access to loft and doors to rooms:

#### **Bedroom 1 - 12' 5" x 11' 4"**

With windows to both front and rear aspect, wall mounted radiator, an array of power points, fitted carpet and ceiling lighting.

#### **Dressing Room / Bedroom 5 - 12' 0" x 9' 3"**

With built-in double wardrobe, wall mounted radiator, window to front, ceiling lighting, TV and power points, fitted carpet.

#### **Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled W.C., his n' hers vanity mounted wash hand basins with mixer taps, tiled and mirrored splash back, contemporary wall mounted radiator, ceiling lighting, extractor fan, Velux window to rear, tiled flooring.

# OUTSIDE

## The Front

To the side of property there is shared access to rear parking area, supplying off street parking for two vehicles and access to a usable recreational room within the garage, with up and over doors, fitted carpet and power points. There is side gated access to rear garden.

## Rear Garden

Very private south easterly facing garden, retained by closed boarded fencing, currently laid to lawn with garden shed and an array of mature trees.



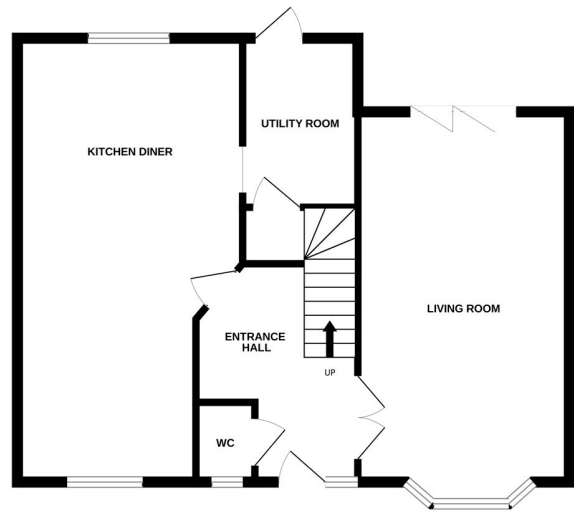
# DETAILS

## EPC

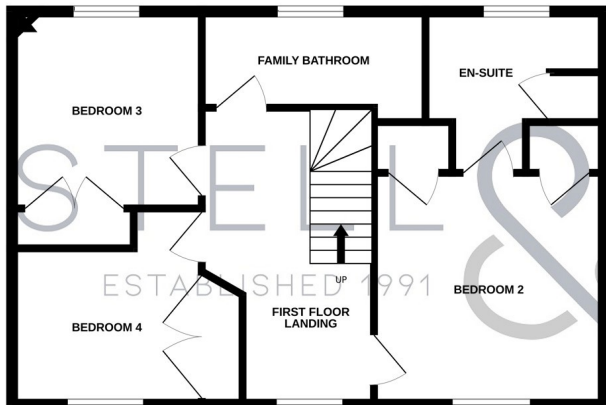
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

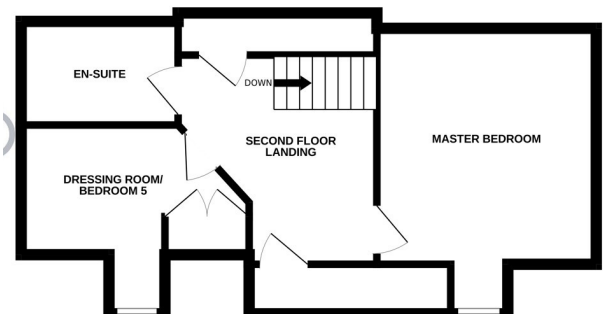
GROUND FLOOR  
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR  
584 sq.ft. (54.2 sq.m.) approx.



2ND FLOOR  
418 sq.ft. (38.8 sq.m.) approx.



# GENERAL REMARKS & STIPULATIONS

Baynard Avenue is situated in Flich Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flich Green Primary School and convenient Co-Op. At its neighbouring village of Felsted further schooling can be found along with another shop for your day to day needs, public houses and restaurant's. 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. Further mainline station can also be found at Chelmsford with it's park-and-ride located on the north side of the city.

## DIRECTIONS



## FULL PROPERTY ADDRESS

79 Baynard Avenue, Flich Green, Essex  
CM6 3FD

## COUNCIL TAX BAND

Band F

## SERVICES

Gas fired central heating, mains drainage, mains 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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Do you have a property that you would like to rent but uncertain how to go about it?

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