



## DURAND LANE, FLITCH GREEN

GUIDE PRICE £300,000

- 2 DOUBLE BEDROOM HOUSE
- LIVING ROOM DINER WITH SLIDING PATIO DOORS TO REAR GARDEN
- KITCHEN
- GROUND FLOOR CLOAKROOM
- LARGE UNDERSTAIRS STORAGE CUPBOARD
- BUILT-IN WARDROBES TO BEDROOM 1
- OFF-STREET PARKING
- GARAGE
- 35FT WEST FACING REAR GARDEN (A PROJECT GARDEN FOR THE NEW OWNER)



We are pleased to offer the opportunity to purchase this 2 bedroom property, located in Flich Green. Comprising of downstairs cloakroom, kitchen, large understairs storage cupboard and a living room diner with sliding doors to rear garden. The first floor consists of 2 doubled bedrooms, with bedroom 1 enjoying built-in wardrobes, and a family bathroom. Outside there is a parking court supplying off-street parking and access to a single garage, with a personnel gate to the rear garden. The rear garden is approximately 35ft in length and is currently being remodelled, but could easily be finished to include entertaining patio and lawn.







With panel and obscure glazed front door opening into;

### **Entrance Hall**

With stairs rising to first floor landing, ceiling lighting, wall mounted radiator, wood effect laminate flooring, power points, doors to rooms.

### **Cloakroom**

Comprising a close coupled WC, pedestal wash hand basin with twin tap and tiled splashback, wall mounted radiator, wall mounted fuseboard, obscure window to front, ceiling lighting, tile effect linoleum flooring.

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect work surface, tiled splashback, 5-ring stainless steel Neff hob with twin oven under and stainless steel splashback and extractor fan above, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, recess power and plumbing for washing machine, integrated fridge-freezer, inset ceiling lighting, window to front, array of power points, tile effect linoleum flooring.

### **Living Room Diner 14'6" x 12'7"**

With sliding patio doors leading out to west-facing rear garden, ceiling lighting, smoke alarm, TV and power points, wall mounted radiator, wood effect laminate flooring, large understairs storage cupboard.

### **First Floor Landing**

With wall mounted radiator, ceiling lighting, smoke alarm, newly fitted carpet, power points, doors to rooms and access to loft which is partially boarded with lighting and ladder.

### **Bedroom 1 – 10'8" x 8'2"**

With window to front, ceiling lighting, built-in wardrobes, further large storage cupboard housing combination boiler, wall mounted radiator, newly fitted carpet, TV and power points.

### **Bedroom 2 – 12'7" x 9'0"**

With window overlooking west-facing rear garden, wall mounted radiator, ceiling lighting, newly fitted carpet, power points.

### **Family Bathroom**

Comprising a panel enclosed bath with mixer tap, integrated twin head shower over, fully tiled and glazed shower screen, vanity mounted wash hand basin with mixer tap, close coupled WC, wall mounted chromium heated towel rail, ceiling lighting, extractor fan, tiled flooring.



# OUTSIDE

## **The Front**

The front of the property is approached via a block-paved frontage with steps leading to front door, further archway leading through to;

## **Parking Court**

Supplying off-street parking and access to garage with up-and-over door, power and lighting, eaves storage, personnel rear gate to;

## **West-Facing Rear Garden**

Approx. 35ft in length. A project garden for the new owner to create their design that could include an entertaining patio and lawn. Outside water point can also be found.



# DETAILS

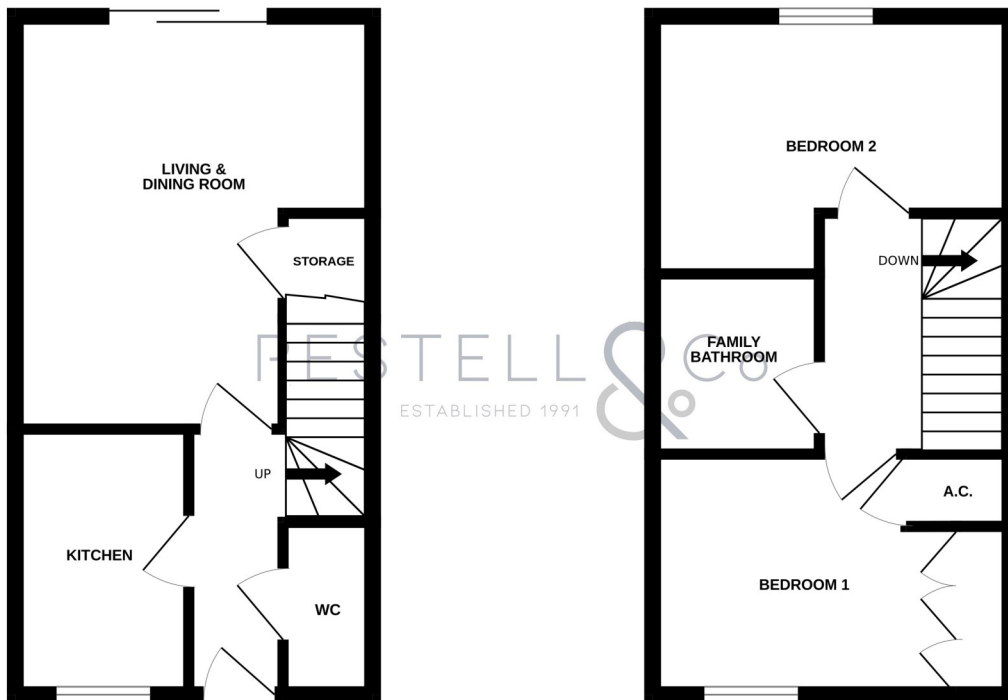
## EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
299 sq.ft. (27.8 sq.m.) approx.

1ST FLOOR  
299 sq.ft. (27.8 sq.m.) approx.



TOTAL FLOOR AREA: 597 sq.ft. (55.5 sq.m.) approx.

Whilst 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 mis-statement. 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 or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

**Durand Lane** 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

3 Durand Lane, Flich Green, Dunmow, Essex,  
CM6 3FS

## COUNCIL TAX BAND

Band C

## SERVICES

Gas fired central heating, mains drainage, mains  
water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron  
Walden, CB11 4ER

**AGENTS NOTE:** We believe the information provided in this brochure is accurate as of the date 22/02/2025. 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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