



## PERRY ROAD, FLITCH GREEN

GUIDE PRICE – £675,000

- 5 DOUBLE BEDROOM 3 STOREY DETACHED FAMILY HOME
- LARGE ANNEX WITH SHOWER ROOM & OPEN PLAN LIVING AREA
- LIVING ROOM WITH STONE FIREPLACE FRENCH DOORS TO REAR GARDEN
- RECENTLY INSTALLED KITCHEN BREAKFAST ROOM
- DINING ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- OFF-STREET PARKING FOR 4 VEHICLES
- DETACHED DOUBLE GARAGE
- ENTERTAINING LOW-MAINTENANCE REAR GARDEN



We are delighted to offer this 5 double bedroom executive family home, that boasts a detached double garage with annex over. The property comprises of a living room with stone fireplace and French doors to rear garden, kitchen breakfast room with integrated appliances & French doors to rear, a dining room also with a stone fireplace, and a downstairs cloakroom. The top 2 floors consist of 5 double bedrooms, with built-in storage to 4 of the bedrooms, an en-suite to the principal bedroom, a shower room and a family bathroom. Externally, there is a block-paved driveway supplying off-street parking for at least 4 vehicles with gated parking for 2 vehicles, an electric car charging point along with access to the double garage. The rear garden is split into a variety of areas of decking, artificial lawn and patio, with a staircase leading up to the self-contained annex, which enjoys its own shower room and a large open plan living area, currently housing a bar..







With composite door opening into;

#### **Entrance Hall**

With stairs rising to first floor landing with understairs storage cupboard, inset ceiling downlighting, wall mounted radiator, wall mounted thermostat, fitted carpet, doors to rooms.

#### **Cloakroom**

Comprising a low level WC with integrated flush, corner wash hand basin with mixer tap and storage beneath, half-tiled surround, wall mounted radiator, inset ceiling downlighting extractor fan, wood effect flooring.

#### **Living Room 19'2" x 11'0"**

With sliding sash uPVC window to front, French doors to rear decking and garden beyond, ceiling lighting, feature stone fireplace, TV and power points, wall mounted radiators, fitted carpet.

#### **Dining Room 11'4" x 11'1"**

With sliding sash uPVC window to front, feature stone fireplace, inset ceiling downlighting, pendant lighting, wall mounted radiator, power points, fitted carpet.

#### **Kitchen Breakfast Room 18'7" x 13'11"**

Orientated in an L-shaped formation with a recently installed kitchen comprising of eye and base level cupboards and drawers with complimentary wood effect square-edged worksurface, tiled splashback, single bowl single drainer porcelain sink unit with mixer tap, 5-ring AEG gas hob with contemporary AEG extractor fan above, integrated double combination oven, further undercounter oven, integrated full-height Neff freezer and Neff fridge, undercounter wine fridge, cupboard housing boiler, counter surface phone charging port, inset ceiling downlighting, smoke alarm, French doors and window to rear, further door to driveway and garage beyond, wood effect linoleum flooring.

#### **First Floor Landing**

With stairs rising to second floor, sliding sash uPVC window to front, inset ceiling downlighting, fitted carpet, linen storage cupboard, wall mounted radiator, power points, doors to rooms.

#### **Bedroom 1 – 11'0" x 10'4"**

With sliding sash uPVC window to front, built-in wardrobes, inset ceiling downlighting, wall mounted radiator, TV and power points, fitted carpet, door through to;

#### **En-suite**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, fully tiled with glazed shower screen, vanity mounted wash hand basin with mixer tap, low level WC with integrated flush, full tiled surround, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, obscure window to rear, wood effect linoleum flooring.

#### **Bedroom 4 – 12'1" x 10'4"**

With window overlooking rear garden, inset ceiling downlighting, wall mounted radiator, built-in double wardrobe, fitted carpet, TV and power points.

#### **Bedroom 5 – 11'4" x 10'7"**

With sliding sash uPVC window to front, inset ceiling downlighting, wall mounted radiator, TV and power points, built-in double wardrobe, fitted carpet.

#### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, tiled surround with glazed shower screen, close coupled WC, pedestal wash hand basin with mixer tap, full tiled surround, inset ceiling downlighting, electric shaving point, obscure window to rear, extractor fan, wall mounted radiator, tiled flooring.

#### **Second Floor Landing**

Inset ceiling downlighting, smoke alarm, wall mounted radiator, power point, fitted carpet, airing cupboard housing pressurised hot water cylinder and slatted shelves, doors to rooms.

#### **Bedroom 2 – 15'1" x 12'4"**

With built-in double wardrobe, inset ceiling downlighting, window to front, wall mounted radiator, fitted carpet.

#### **Bedroom 3 – 19'2" x 11'0"**

With window to front and Velux window to rear, inset ceiling downlighting, air conditioning unit, wall mounted radiators, power points, fitted carpet.

#### **Shower Room**

Comprising an oversized fully tiled and glazed shower cubicle with twin head integrated shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, electric light-up vanity mirror above, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tile effect linoleum flooring, obscure window to rear.



# OUTSIDE

## The Front

The front of the property is approached via a paved pathway, splitting two areas of artificial lawn, retained by red robin hedging with lavender slate base, external lighting, block-paved driveway supplying off-street parking for 2 vehicles with gates leading through to further block-paved driveway, easily supplying off-street parking for another 2 vehicles, with outside lighting and power point, an electric car charging point and access to;

## Garage

With up-and-over electric door, with power and lighting, personnel door leading to;

## Rear Garden

Split into a variety of areas of decking, artificial lawn and patio, retained by close boarded fencing, with outside lighting and hot & cold water points, staircase leading up to;

## Self-Contained Annex 18'9" x 18'9"

With panel and obscure glazed front door opening into the open plan living area, with two windows to front, array of TV and power points, wood effect laminate floor, currently housing a bar with power and lighting, door through to;

## Shower Room

Comprising a fully glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap and tiled splashback, low level WC with integrated flush, inset ceiling downlighting, extractor fan, wood effect linoleum flooring.



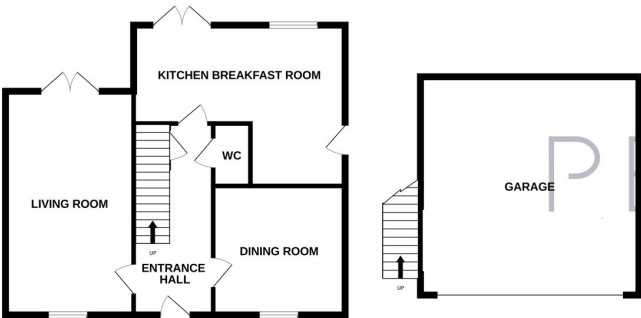
DETAILS

EPC

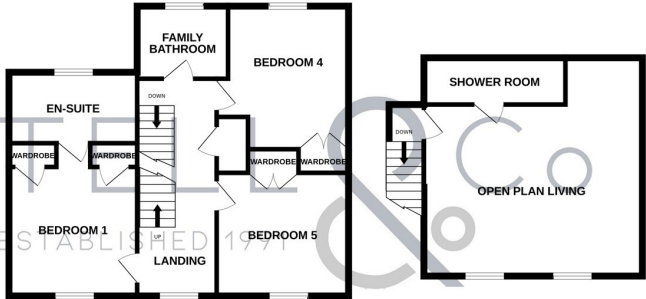
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 73 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

FLOOR PLAN

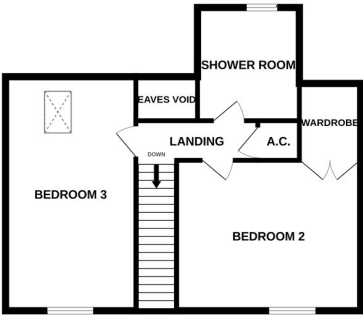
GROUND FLOOR  
1030 sq.ft. (95.7 sq.m.) approx.



1ST FLOOR  
1033 sq.ft. (96.0 sq.m.) approx.



2ND FLOOR  
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA : 2666 sq.ft. (247.7 sq.m.) approx.

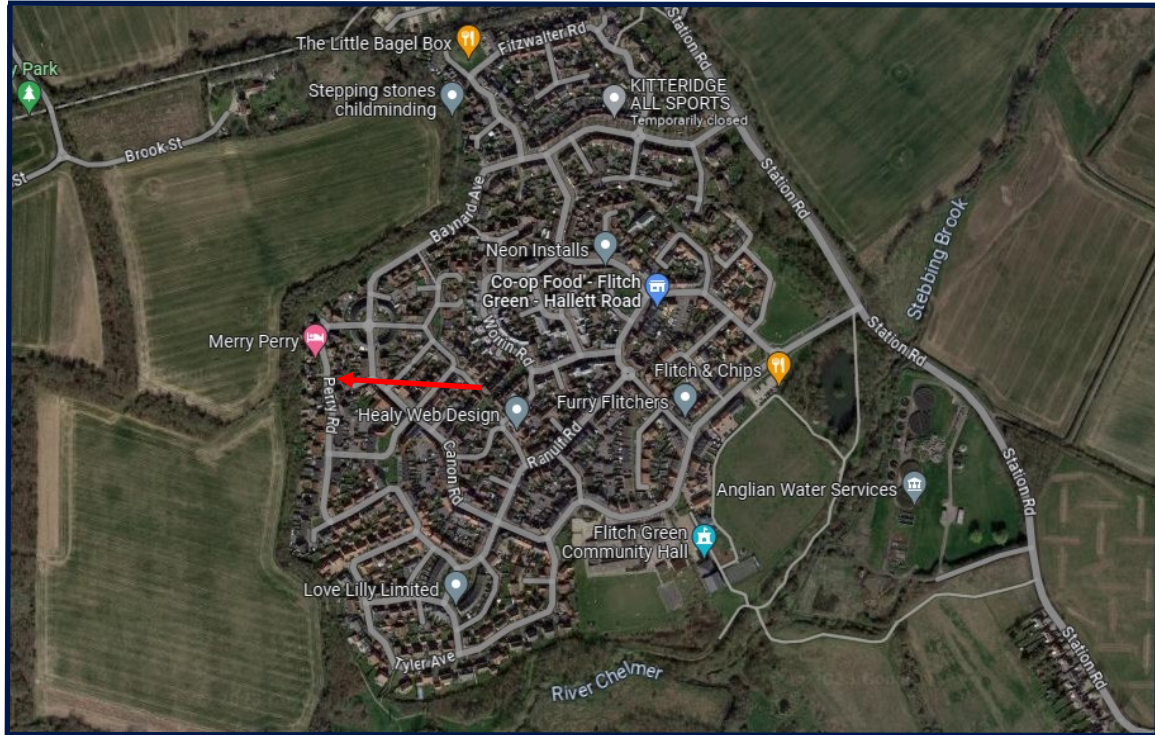
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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

**Perry Road** is situated in Flitch Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flitch 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

7 Perry Road, Flitch Green, Essex, CM6 3GL

## COUNCIL TAX BAND

Band G

## 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 supplied in this brochure is accurate as of the date 08/04/2025. 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

ESTABLISHED 1991

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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?

Do you have a commercial property to sell or let?

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