



FITZWALTER ROAD, FLITCH GREEN

GUIDE PRICE – £400,000

- 3 BEDROOM LINKED-TERRACED HOUSE
- LARGE LIVING ROOM
- KITCHEN DINER WITH FRENCH DOORS OUT TO REAR PATIO & GARDEN BEYOND
- DOWNSTAIRS CLOAKROOM
- THREE DOUBLE BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- THREE PIECE FAMILY BATHROOM
- BLOCK-PAVED PARKING FOR 2 VEHICLES
- ACCESS TO DETACHED SINGLE GARAGE
- 35FT REAR GARDEN LAID TO ENTERTAINING PATIO AND LAWN

We are delighted to offer this 3 bedroom home which is situated in Flitch Green. The property enjoys a large living room with understairs storage cupboard, a kitchen diner with French doors leading out to entertaining patio and garden, and there is also a downstairs cloakroom. The top floor consist of 3 double bedrooms, with the principal bedroom enjoying built-in wardrobes and an en-suite, and a three piece family bathroom. Externally, the property enjoys mature hedging and lavender to front, and a tarmacadam driveway to side supplying access to rear. There is block-paved parking for 2 vehicles, as well as access to a single detached garage, and a personnel gate leading to the rear garden. The rear garden is approximately 35ft in length, and is laid to entertaining patio and lawn, all retained by close boarded fencing.





With composite panel and obscure glazed front door opening into;

Entrance Hall

With ceiling lighting, wall mounted fuseboard, wall mounted radiator, fitted carpet, doors to rooms.

Cloakroom

Comprising a close coupled WC, wall mounted wash hand basin with twin tap and tiled splashback, ceiling lighting, extractor fan, wall mounted radiator, fitted carpet.

Living Room 17'1" x 12'9"

With window to front, wall mounted radiator, ceiling lighting, TV and power points, fitted carpet, stairs rising to first floor landing, understairs storage cupboard, door through to;

Kitchen Diner 16'4" x 9'4"

Comprising eye and base level cupboards and drawers with complimentary stone effect worksurface, tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, window overlooking rear garden, 4-ring stainless steel Neff gas hob with Neff double oven under and stainless steel extractor fan above, integrated fridge-freezer, recess power and plumbing for both dishwasher and washing machine, ceiling lighting, wall mounted radiator, tiled flooring, TV and power points, further French doors leading out to entertaining patio and garden beyond.

First Floor Landing

With wall mounted radiator, airing cupboard housing mega flow pressurised hot water cylinder with slatted shelf, power points, fitted carpet, doors to rooms and access to partially boarded loft with power and lighting.

Bedroom 1 – 13'2" x 9'11"

With wall-to-wall built-in wardrobes with hanging rail and shelving, ceiling lighting, window to front, wall mounted radiator, power points, fitted carpet, door to;

En-Suite

Comprising a stone-effect aqua boarded shower cubicle with glazed screen and twin head integrated shower, close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, ceiling lighting, extractor fan, electric shaving point, wall mounted radiator, obscure window to front, luxury vinyl flooring.

Bedroom 2 – 15'5" x 9'8"

With windows to both front and rear aspects, ceiling lighting, wall mounted radiators, TV and power points, access to loft with insulation and TV ariel (no boarding, lighting or power).

Bedroom 3 – 11'9" x 9'11"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, array of power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, half-tiled surround, pedestal wash hand basin with mixer tap and tiled splashback, close coupled WC, ceiling lighting, extractor fan, obscure window to rear, electric shaving point, wall mounted radiator, fitted carpet.

OUTSIDE

The Front

The front of the property is approached via a paved pathway to front door, with mature hedging and lavender, tarmacadam driveway to side supplying access to rear.

Parking

Block-paved parking for 2 vehicles with access to single detached garage, with up-and-over door and eaves storage, personnel gate leading to;

Rear Garden

Approx 35ft in length, laid to entertaining patio and lawn with well-stocked shrub and herbaceous flower beds, all retained by close boarded fencing, outside lighting and water point, views over tree-lined perimeter.



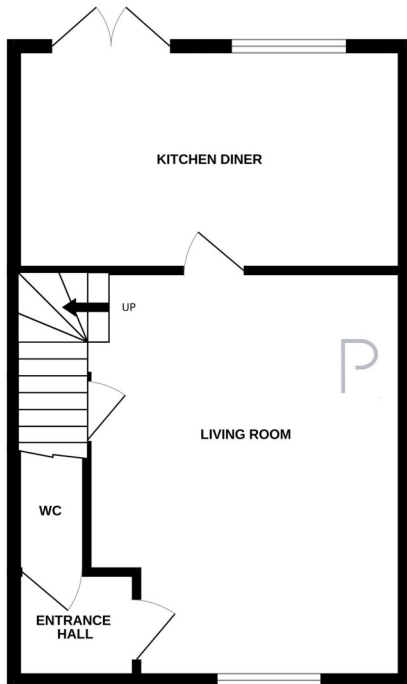
DETAILS

EPC

TO FOLLOW...

FLOOR PLAN

GROUND FLOOR
432 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
581 sq.ft. (54.0 sq.m.) approx.



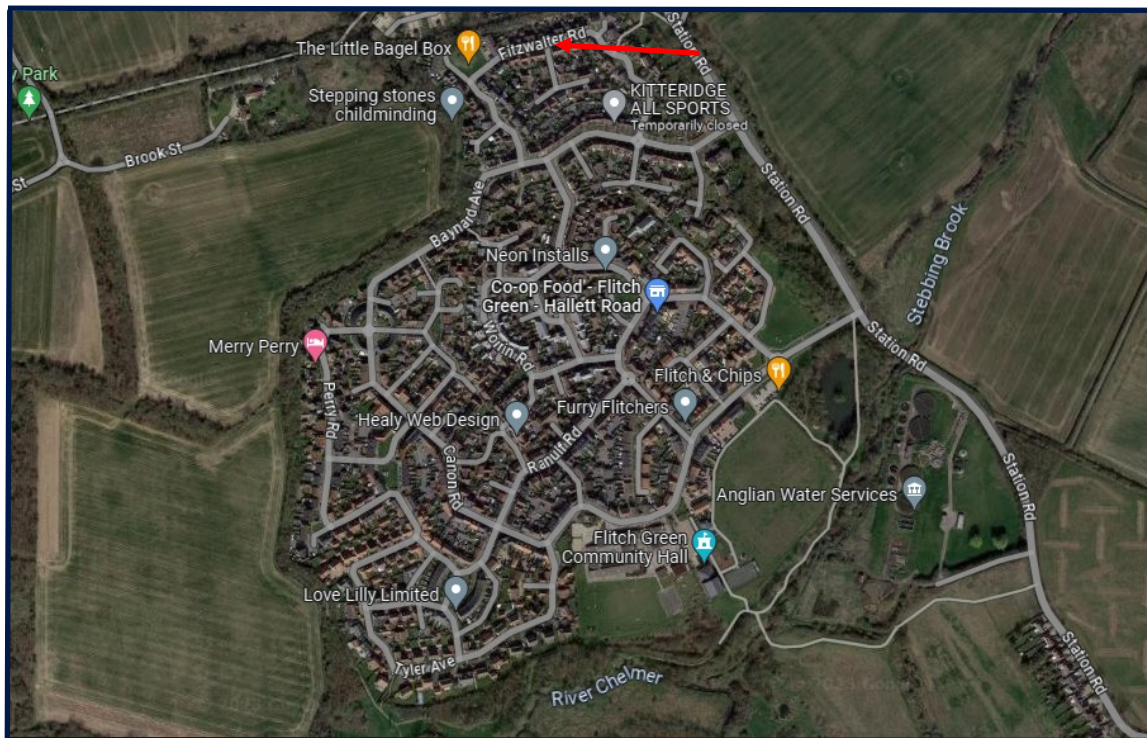
TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

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

Fitzwalter 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. There is the new Beaulieu Park Railway Station in Boreham, and Chelmsford Mainline Station giving access to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

26 Fitzwalter Road, Flitch Green, Essex, CM6 3FH

COUNCIL TAX BAND

Band D

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 28/04/2025. 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

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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?