



## BRAINTREE ROAD, FELSTED

GUIDE PRICE – £695,000

- FOUR BEDROOM SEMI-DETACHED HOUSE
- LARGE KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- PARTIALLY VAULTED DINING ROOM WITH FRENCH DOORS TO REAR
- LIVING ROOM WITH FEATURE BAY WINDOW
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN STORAGE TO TWO BEDROOMS
- OFF-STREET PARKING FOR AT LEAST THREE VEHICLES
- BEAUTIFULLY MANICURED AND LANDSCAPED REAR GARDEN
- PERGOLA WITH STUNNING WISTERIA OVER
- SHORT WALK TO VILLAGE CENTRE



An extremely well presented four bedroom semi-detached property within walking distance of Felsted Village. The ground floor comprises of a large living room with feature bay window to front, a kitchen breakfast room with integrated appliances and bi-folding doors to rear patio, a partially vaulted dining room with French doors, and a cloakroom. To the top floor, the property enjoys 4 bedrooms, with an en-suite to the principal bedroom and built-in storage to two bedrooms, as well as a family bathroom. Externally, the property is approached via a shingle driveway, supplying off-street parking for at least 3 vehicles. The fantastically landscaped and manicured rear garden is split into a variety of sections with large entertaining patio, lawn, vegetable plot and pergola with stunning wisteria over.







With oak panelled and obscure glazed sidelight opening into;

### **Entrance Hall**

With ceiling lighting, smoke alarm, wall mounted radiators, stairs with glass and oak balustrade, understairs storage cupboard, Herringbone wood effect flooring, doors to rooms.

### **Cloakroom**

Comprising a close coupled WC, pedestal wash hand basin with mixer tap and tiled splashback, obscure window to front, inset ceiling downlighting, extractor fan, wall mounted radiator, continuation of Herringbone wood effect flooring.

### **Living Room 19'10" x 14'0"**

With feature bay window and corner windows to front aspects, ceiling and wall mounted lighting, wall mounted radiators, TV and power points, oak effect Herringbone flooring, wood burning stove with stone hearth.

### **Dining Room 16'1" x 10'9"**

With French doors and windows to rear, further Velux windows to partially vaulted ceiling, ceiling lighting, wall mounted radiator, built-in display storage.

### **Kitchen Breakfast Room 18'9" x 14'6"**

A recently installed kitchen comprising eye and base level cupboards and drawers with complimentary stone work surface and tiled splashback, 1 1/2 bowl stainless steel under sunk sink unit with work surface integrated drainer and mixer tap above, island unit housing matching cupboards and stone work surface with breakfast bar, 4-ring electric induction hob with stainless steel extractor fan above, integrated double oven, integrated washing machine and dishwasher, water softener, integrated full-height fridge and freezer, ceiling and inset ceiling downlighting, windows to both rear and side aspects, bi-folding doors to rear entertaining patio and manicured garden beyond, wall mounted radiators, array of power points, wood effect Herringbone flooring.

### **First Floor Landing**

With stairs splitting to two areas with window to front, ceiling lighting, smoke alarm, wall mounted radiator, fitted carpet, doors to rooms.

### **Bedroom 1 – 12'9" x 9'11"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to;

### **En-suite**

Comprising a fully tiled and glazed corner shower unit with integrated twin head shower, close coupled WC, vanity mounted wash hand basin with mixer tap and tiled splashback, obscure window to front, inset ceiling downlighting, extractor fan, wall mounted chromium heated towel rail, tiled flooring.

### **Bedroom 2 – 14'6" x 11'7"**

With feature bay window to front, wall mounted radiator, built-in storage cupboard, TV and power points, ceiling lighting, fitted carpet.

### **Bedroom 3 – 11'7" x 10'6"**

With window overlooking rear garden, built-in storage, TV and power points, wall mounted radiator, fitted carpet, ceiling lighting.

### **Bedroom 4 – 9'11" x 7'11"**

With feature corner windows overlooking the village scene, ceiling lighting, wall mounted radiator, power points, fitted carpet.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap, tiled surround with glazed shower screen and integrated shower, vanity mounted wash hand basin with mixer tap and tiled splashback, low level WC with integrated flush, window overlooking rear garden, inset ceiling downlighting, tiled flooring.



# OUTSIDE

## The Front

The front of the property is approached via a shingle driveway supplying off-street parking for at least 3 vehicles, with lawn and mature hedging along with close boarded fencing, personnel gate leading through to;

## Rear Garden

A fantastically landscaped and manicured garden split into a variety of sections with large entertaining patio, lawn, vegetable plot and pergola with stunning wisteria over. All flower beds are extremely well-stocked with mature shrub and herbaceous beds, timber shed, outside lighting and waterpoint can also be found.





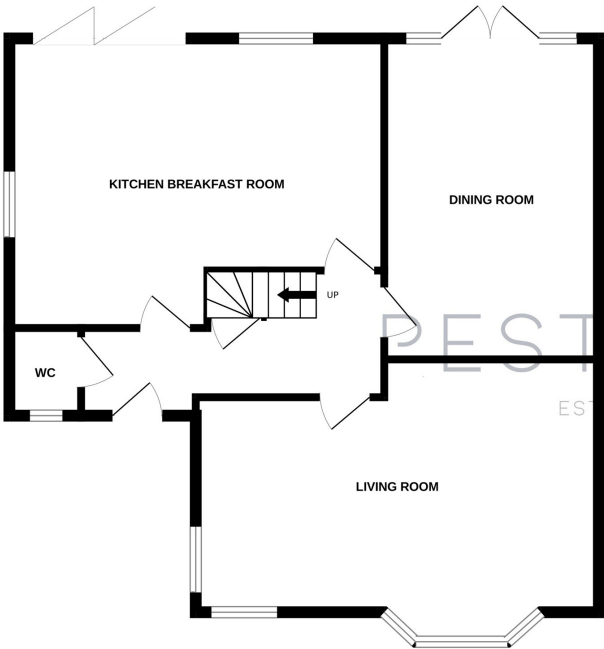
# DETAILS

## EPC

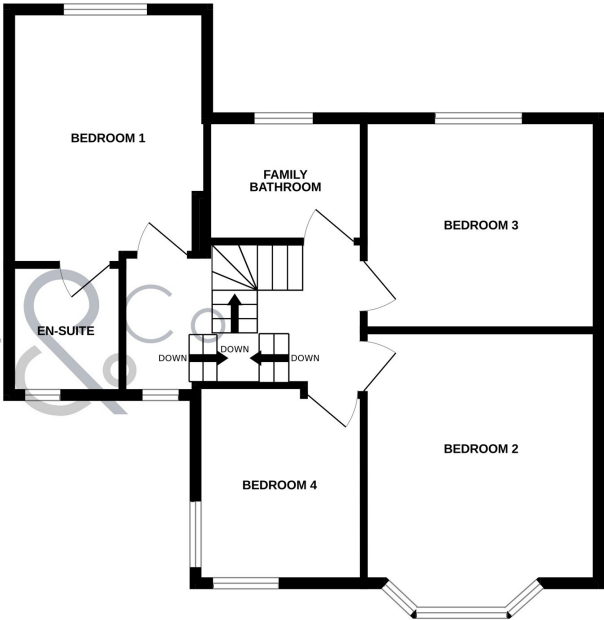
| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## FLOOR PLAN

GROUND FLOOR  
765 sq.ft. (71.0 sq.m.) approx.



1ST FLOOR  
661 sq.ft. (61.4 sq.m.) approx.

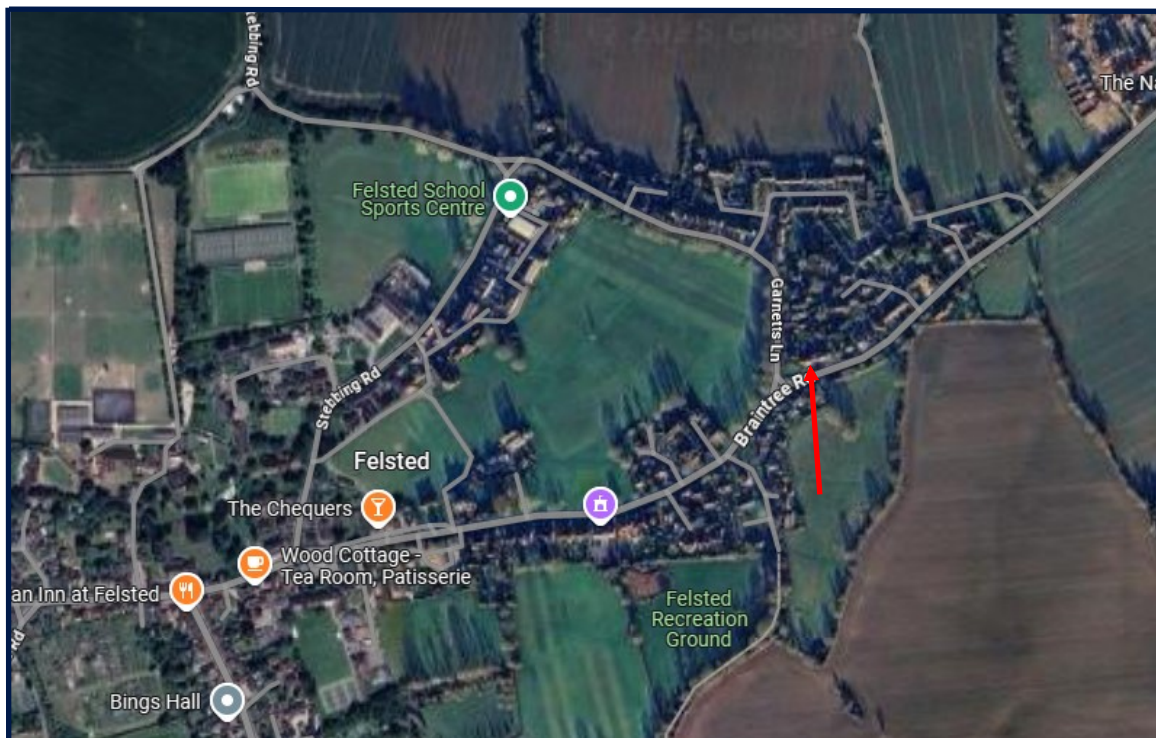


TOTAL FLOOR AREA : 1425 sq.ft. (132.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

**Braintree Road** is located in the enviable village of Felsted with it's esteemed independent school being within close proximity. Ideally situated between Chelmsford and Great Dunmow, London can be accessed via Chelmsford City Mainline Railway Station in just 50 minutes. The market town of Great Dunmow is also close by offering schools, shopping, restaurants, public houses and many more recreational facilities. Further to this Great Dunmow also offers the A120 giving further access to M11/M25 and of course London Stansted International Airport.

## DIRECTIONS



## FULL PROPERTY ADDRESS

Lighthouse, Braintree Road, Felsted, Essex, CM6 3DY

## SERVICES

Gas fired central heating, Mains electricity and water

## COUNCIL TAX BAND

Band D

## 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 10/05/2025. 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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