



## MATILDA WAY, FLITCH GREEN

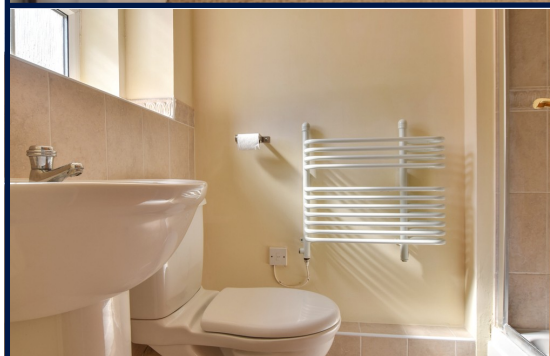
GUIDE PRICE – £225,000

- NO ONWARD CHAIN
- 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT
- LIVING ROOM DINER WITH FRENCH DOORS TO FRONT
- LARGE HALLWAY WITH STORAGE CUPBOARD
- KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN WARDROBES TO BOTH BEDROOMS
- THREE PIECE FAMILY BATHROOM
- ALLOCATED PARKING SPOT
- COMMUNAL GARDEN

We are pleased to offer a rarely available 2 double bedroom ground floor apartment, located within a small apartment block of only 6 apartments in Flitch Green. Comprising of a large hallway, living room diner with French doors to front, kitchen with integrated appliances, en-suite to the principal bedroom, built-in storage to both bedrooms and a three piece family bathroom. The front of the property is approached via a shared block-paved parking court with one allocated parking space, with a pathway and communal garden leading to front door.







With communal entrance hall with telephone entry system leading to the apartment's front door, opening into;

### **Entrance Hall**

With ceiling lighting, smoke alarm, wall mounted electric radiator, fitted carpet, storage cupboard with hot water cylinder, slatted shelves and fuseboards, doors to rooms.

### **Living Room Diner 15'3" x 12'1"**

With ceiling lighting, smoke alarm, wall mounted electric radiator, TV and power points, fitted carpet, French doors out to south-facing communal garden, archway through to;

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary wood effect rolled worksurface, tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, integrated fridge-freezer, integrated washing machine, 4-ring electric hob with oven under and stainless steel extractor fan above, window to rear, inset ceiling downlighting, extractor fan, wood effect linoleum flooring, array of power points.

### **Bedroom 1 – 11'2" x 14'0"**

With window to rear, ceiling lighting, built-in double wardrobe with automatic light, hanging rail and shelf, wall mounted electric radiator, telephone and power points, fitted carpet, door through to;

### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with twin tap, half-tiled surround, inset ceiling downlighting, extractor fan, obscure window to rear, wall mounted heated towel rail, tiled flooring.

### **Bedroom 2 – 14'2" x 8'9"**

With window to rear, built-in double wardrobe, ceiling lighting, wall mounted electric 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 twin tap, close coupled WC, obscure window to front, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted heated towel rail, tiled carpeted flooring.



# OUTSIDE

## The Front

The front of the property is approached via a shared block-paved parking court with one allocated parking space, pathway and communal garden leading to front door.



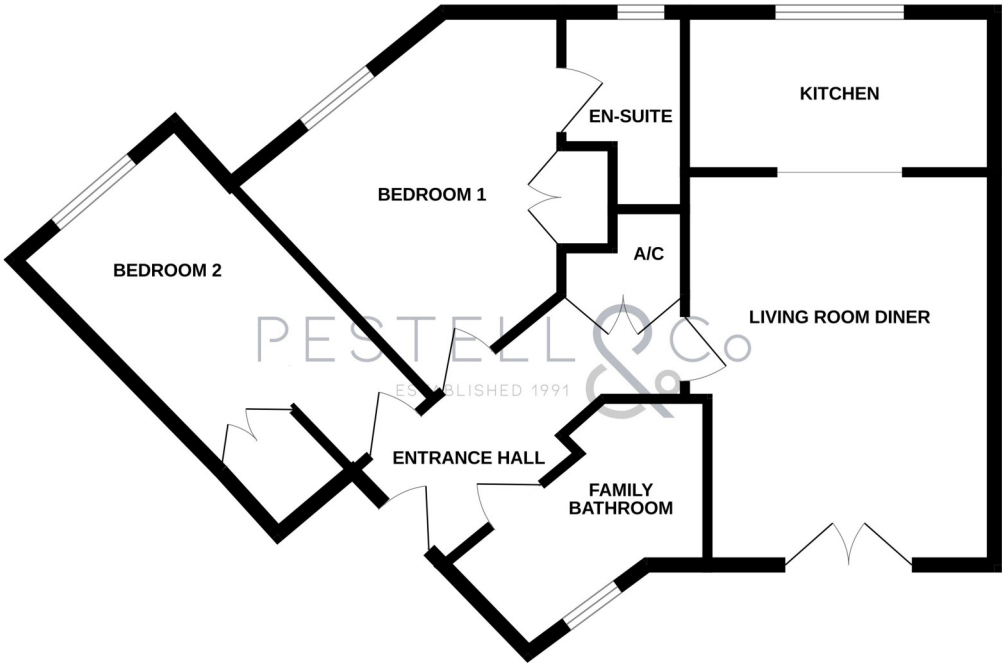
DETAILS

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft (62.1 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

**Matilda Way** 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

2 Matilda Way, Flitch Green, Dunmow, Essex,  
CM6 3GD

## COUNCIL TAX BAND

Band C

## SERVICES

Electric 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 13/06/2025. 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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Are you a developer looking for an agent to market or value your site?