



## HALLETT ROAD, FLITCH GREEN

GUIDE PRICE – £349,950

- NO ONWARD CHAIN
- 2 BEDROOM SEMI DETACHED HOUSE
- KITCHEN BREAKFAST ROOM WITH INTEGRATED APPLIANCES
- LIVING ROOM DINER WITH FRENCH DOORS TO REAR
- DOWNSTAIRS CLOAK ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN WARDROBES TO BEDROOMS
- THREE PIECE FAMILY BATHROOM
- SINGLE GARAGE
- REAR GARDEN SPLIT INTO PATIO AND LAWN



We are delighted to offer, with NO ONWARD CHAIN, this 2 bedroom NEWLY DECORATED semi-detached home, located within Flitch Green. The ground floor boasts a kitchen breakfast room with integrated appliances, living room diner with feature fireplace and French doors to rear, large understairs storage cupboard and cloakroom. The first floor comprises of 2 bedrooms, with en-suite to principal bedroom and built-in wardrobes to both bedrooms, and a family bathroom. Externally, there is a rear garden split into patio and lawn, with personnel door into the single garage which enjoys power, lighting and eaves storage.







With composite panel and obscure glazed front door opening into:

### **Entrance Hall**

With ceiling lighting, smoke alarm, carpeted staircase rising to first floor landing, wall mounted radiator, power point, telephone point, wall mounted thermostat, fitted carpet, doors to rooms.

### **Cloakroom**

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

### **Kitchen Breakfast Room**

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled worksurface and mosaic tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 4-ring stainless steel gas hob with stainless steel extractor fan above and oven under, newly-installed integrated fridge-freezer, integrated dishwasher, recess, power and plumbing for washing machine, wall mounted boiler, feature bay window to front, inset ceiling downlighting, wall mounted radiator, TV and power pints, wood effect linoleum flooring.

### **Living Room Diner 15'6" x 12'7"**

With feature gas fireplace with stone surround and hearth, windows and French doors leading out to rear garden, large understairs storage cupboard, wall mounted radiators, TV and power points, fitted carpet.

### **First Floor Landing**

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

### **Bedroom 1 – 12'3" x 10'3"**

With window to front, built-in triple wardrobe with hanging rail and shelving within, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, airing cupboard housing pressurised hot water cylinder and slatted shelves, door to;

### **En-suite**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, obscure window to front, ceiling lighting, smoke alarm, wall mounted radiator, wood effect linoleum flooring.

### **Bedroom 2 – 10'5" x 8'9"**

With window overlooking rear garden, built-in double wardrobe with hanging rail and shelving within, wall mounted radiator, ceiling lighting, telephone and power points, fitted carpet.

### **Family Bathroom**

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



# OUTSIDE

## **The Front**

The front of the property is approached via a paved pathway with mature shrub and herbaceous flower beds to either side, with personnel gate leading through to;

## **Rear Garden**

Split into patio and lawn with mature trees to the southern aspect, further mature shrub and herbaceous borders, all retained by close boarded fencing, with outside water point and personnel door into;

## **Single Garage**

With up-and-over door, power and lighting, eaves storage



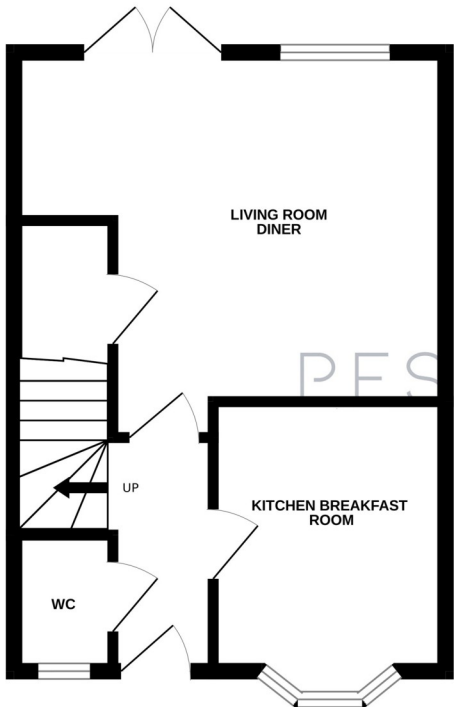
DETAILS

EPC

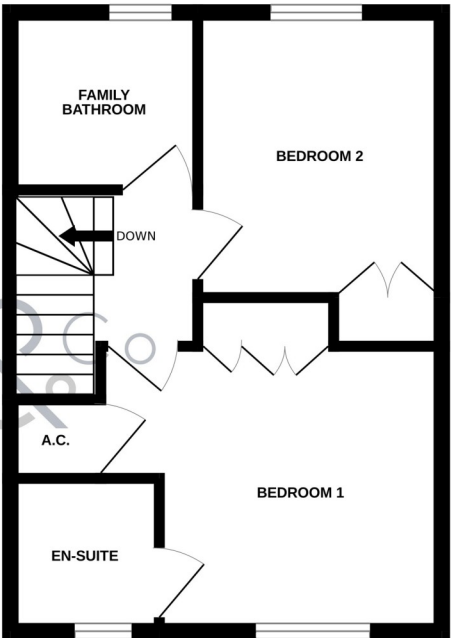
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR  
348 sq.ft. (32.4 sq.m.) approx.



1ST FLOOR  
345 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 693 sq.ft. (64.4 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

**Hallett 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 Hallett Road, Flitch Green, Essex, CM6 3FL

## 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 supplied in this brochure is accurate as of the date 30/06/2025. 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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Do you have a commercial property to sell or let?

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