



## MANDEVILLE WALK, FLITCH GREEN

GUIDE PRICE – £325,000

- NO ONWARD CHAIN
- 2 DOUBLE BEDROOM MID-TERRACED HOUSE
- LIVING ROOM DINER WITH SLIDING DOORS TO REAR
- KITCHEN WITH INTEGRATED APPLIANCES
- DOWNSTAIRS CLOAKROOM
- THREE PIECE FAMILY BATHROOM
- WEST FACING REAR GARDEN
- SINGLE GARAGE AND ALLOCATED PARKING
- CUL-DE-SAC LOCATION OVERLOOKING GREEN
- WALKING DISTANCE TO AMENITIES AND JUNIOR SCHOOL

We are pleased to offer this 2 double bedroom home, ideally situated within a cul-de-sac road. The property offers a living room diner with sliding doors to rear, kitchen with integrated appliances, principle bedroom with built-in storage, further double bedroom, west facing rear garden, single garage and allocated parking.







With panel and obscure glazed front door opening into:

### **Entrance Hall**

With ceiling lighting, smoke alarm, wall mounted radiator, power point, wood effect laminate flooring, stairs rising to first floor landing, doors to rooms.

### **Cloakroom**

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

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary stone effect worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, 5-ring stainless steel Neff gas hob with stainless steel splashback and Neff extractor fan above, twin belling oven beneath, recess and power for washing machine, integrated Neff dishwasher, integrated fridge-freezer, inset ceiling downlighting, window overlooking communal green, power points, tiled flooring.

### **Living Room Diner 14'8" x 12'8"**

With sliding doors leading out to west-facing entertaining garden, ceiling lighting, wall mounted radiator, TV telephone and power points, wood effect laminate flooring, understairs storage cupboard.

### **First Floor Landing**

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

### **Bedroom 1 – 12'8" x 8'4"**

With window overlooking communal green, ceiling lighting, wall mounted radiator, power points, storage cupboard with shelving, access to loft. The loft enjoys a recently installed combination boiler.

### **Bedroom 2 – 12'8" x 8'11"**

With window to rear, ceiling lighting, wall mounted radiator, TV telephone and power points, fitted carpet.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with integrated mixer tap and twin-head shower over, tiled surround with glazed screen, vanity mounted wash hand basin with mixer tap and tiled splashback, storage beneath, close coupled WC, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted chromium heated towel rail, tiled flooring.



# OUTSIDE

## **The Front**

The front of the property is approached via a small tarmacadam cul-de-sac road supplying just a handful of properties overlooking the communal green, paved pathway to front door and lawn, further carport access to rear with an en-bloc garage and parking, personnel gate through to:

## **West-Facing Rear Garden**

Approximately 40ft in length, laid to patio, lavender slate and lawn, all retained by close boarded fencing, outside water point can also be found.





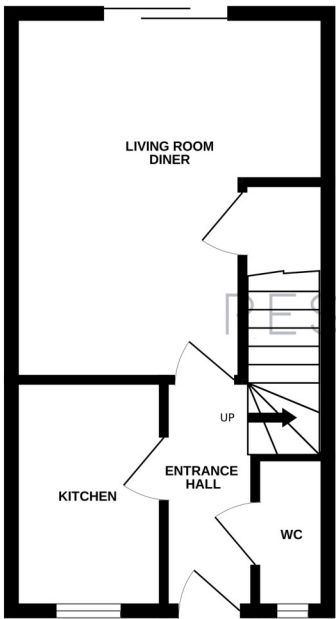
DETAILS

EPC

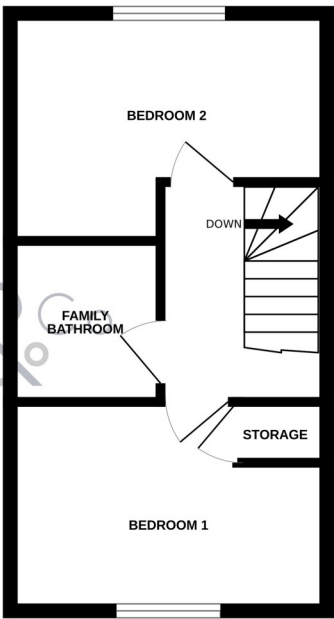
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR  
301 sq.ft. (28.0 sq.m.) approx.



1ST FLOOR  
301 sq.ft. (28.0 sq.m.) approx.

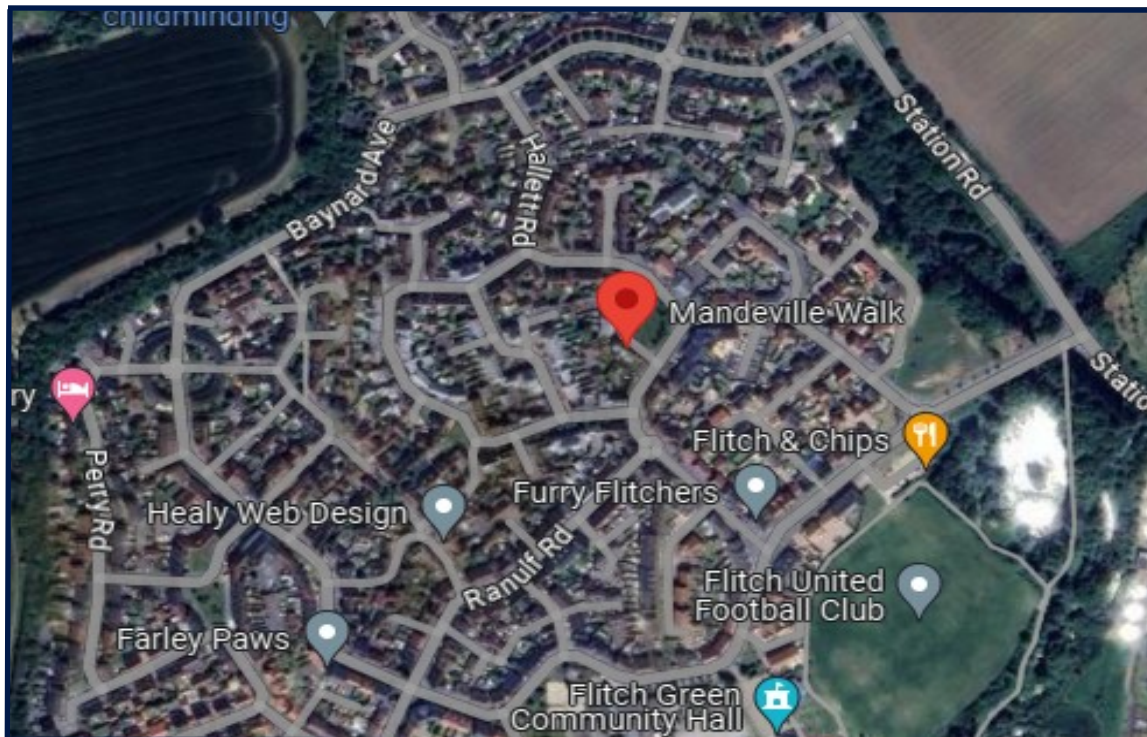


TOTAL FLOOR AREA : 603 sq.ft. (56.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

**Mandeville Walk** is situated in Flitch Green, 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

4 Mandeville Walk, Flitch Green, Essex, CM6 3FW

## COUNCIL TAX BAND

Band C

## SERVICES

Gas fired central heating, mains drainage and water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

**AGENTS NOTE:** We believe the information in this brochure is accurate as of the date 15/07/2025. 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?