



## WATCH HOUSE GREEN, FELSTED

PRICE – £560,000

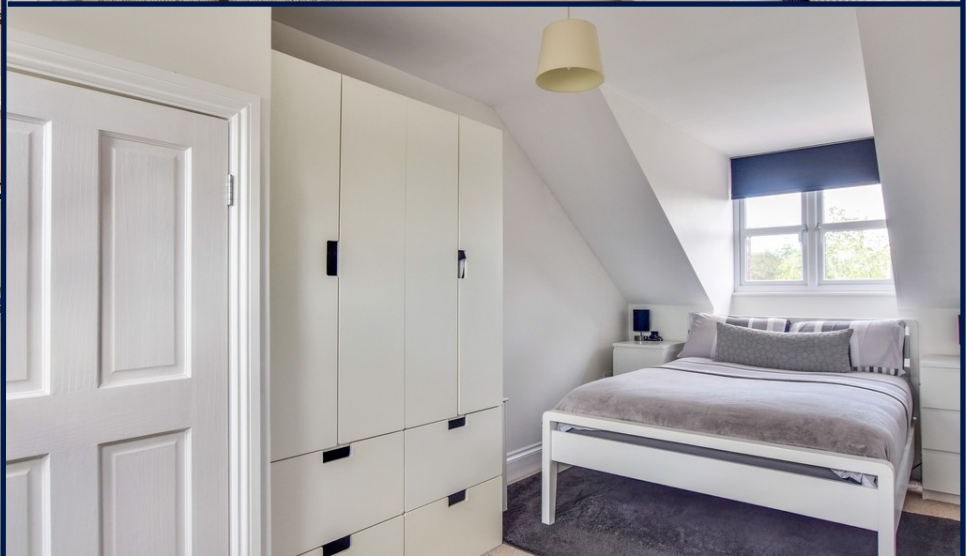
- NO ONWARD CHAIN
- 4 BEDROOM SEMI-DETACHED CHALET BUNGALOW
- LARGE KITCHEN DINER WITH INTEGRATED APPLIANCES
- LIVING ROOM WITH WOOD BURNING STOVE
- CONSERVATORY
- BUILT-IN STORAGE TO 3 BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM
- STUNNING FRONT AND REAR GARDEN
- OFF-STREET PARKING FOR 2 CARS
- SHORT DISTANCE FROM FELSTED VILLAGE CENTRE



We are pleased to offer, with NO ONWARD CHAIN, this well presented 4 bedroom chalet bungalow located within a short distance of Felsted village centre. The ground floor comprises of a kitchen diner with integrated appliances, large living room, conservatory with French doors to rear garden, 2 bedrooms (one enjoying an en-suite and wall-to-wall fitted wardrobes) and a family bathroom. There are 2 double bedrooms to the first floor, both with built-in storage, and a shower room. To the front, there is a shared shingle driveway supplying off-street parking for 2 vehicles, and a beautiful front garden. The rear garden is split into a variety of sections of entertaining patio, lawn and shed.







With uPVC panel and obscure glazed front door, with glazed sidelight, opening into:

#### **Entrance Hall**

With stairs rising to first floor landing, fitted carpet, wall mounted radiator, ceiling lighting, telephone and power point, doors to rooms.

#### **Kitchen Diner 19'8" x 9'10"**

Comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface and splashback, additional tiled splashback, stainless steel single bowl under sunk sink unit with worksurface integrated drainer and mixer tap over, 4-ring gas hob with stone splashback and extractor fan above, integrated oven beneath, integrated fridge-freezer, integrated dishwasher, integrated washing machine, wood effect luxury vinyl flooring, French doors and sidelights leading out to rear entertaining terrace and garden beyond, wall mounted radiator, inset ceiling downlighting, counter display lighting, further window to side and twin doors leading into:

#### **Living Room 15'5" x 11'8"**

With ceiling and wall mounted lighting, wood burning stove with brick surround and hearth, wall mounted radiator, TV telephone and power points, fitted carpet, twin doors and sidelights leading out to:

#### **Conservatory 11'4" x 8'8"**

With uPVC construction with brick base, glazed roof and glazed on 3 aspects with French doors leading out to entertaining terrace and garden beyond, wall mounted radiator, wall mounted lighting, power points, tiled flooring.

#### **Bedroom 1 – 13'9" x 11'9"**

With window to front, wall-to-wall fitted wardrobes, ceiling lighting, wall mounted radiator, power points, fitted carpet, door through to:

#### **En-suite**

Comprising a walk-in fully tiled and glazed shower cubicle with integrated twin head shower, obscure window to side, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, inset ceiling downlighting, extractor fan, wall mounted radiator, tiled flooring.

#### **Bedroom 4/Home Office - 10'3" x 7'11"**

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

#### **Family Bathroom**

Comprising a three piece suite of tile-enclosed bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap, close coupled WC, half-tiled surround, inset ceiling downlighting, extractor fan, wall mounted radiator, tiled flooring.

#### **First Floor Landing**

With Velux window to rear, wall mounted radiator, ceiling lighting, smoke alarm, power points, fitted carpet, doors to rooms.

#### **Bedroom 2 – 17'11" x 8'5"**

With two Velux windows to rear, built-in storage cupboard, ceiling lighting, wall mounted radiator, power points, fitted carpet, access to loft.

#### **Bedroom 3 – 17'11" x 8'0"**

With window to front and two Velux windows to rear, ceiling lighting, built-in storage cupboard, wall mounted radiator, power points, fitted carpet.

#### **Family Shower Room**

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap, half-tiled surround, Velux window to front, inset ceiling downlighting, extractor fan, wall mounted radiator, tile effect vinyl flooring.



# OUTSIDE

## The Front

The front of the property is approached via a shared shingle driveway supplying off-street parking for 2 allocated parking spots, with paved pathway through picket fence and gate leading to front door. Further gate to front accessing pathway to Felsted.

## Front Garden

Laid primarily to lawn with shrub and herbaceous flower beds, picket fence to front and further close boarded fence to perimeter, including personnel gate that leads through to:

## Rear Garden

Split into a variety of sections of entertaining patio, lawn, shed. Recently extended and all retained by close boarded fencing, with outside lighting and water point





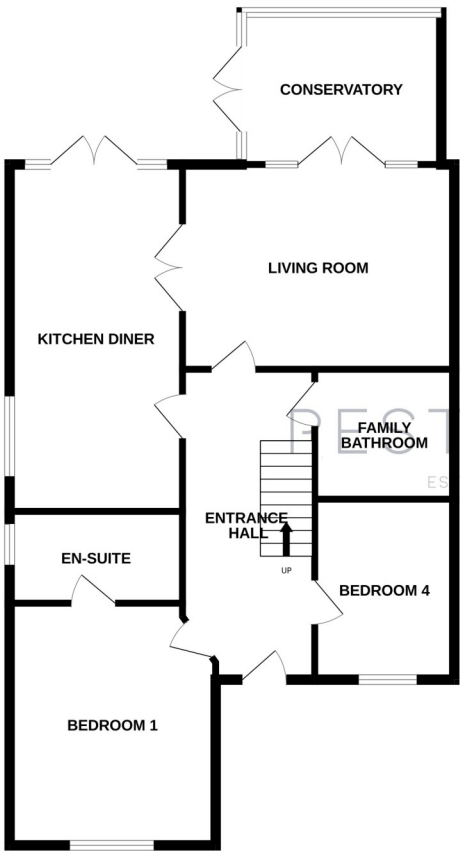
# DETAILS

## EPC

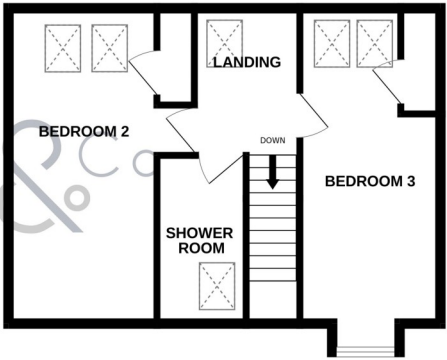
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
948 sq.ft. (88.0 sq.m.) approx.



1ST FLOOR  
446 sq.ft. (41.4 sq.m.) approx.

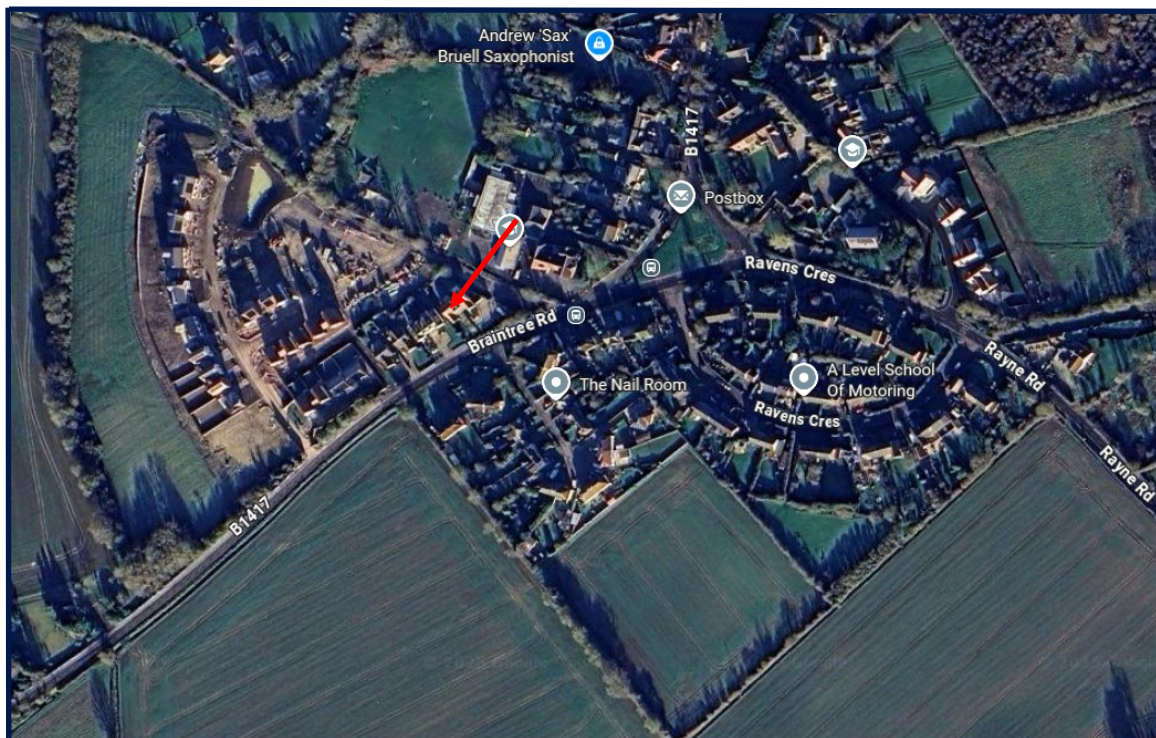


TOTAL FLOOR AREA: 1394 sq.ft. (129.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

The property 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

1 School View Cottage, Watch House Green,  
Felsted, Essex, CM6 3EF

## COUNCIL TAX BAND

Band E

## 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 supplied in this brochure is accurate as of the date 06/09/2025. 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?