



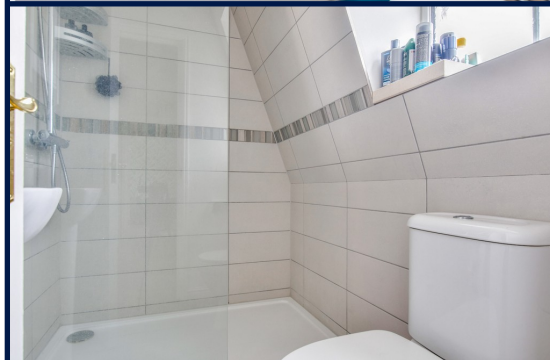
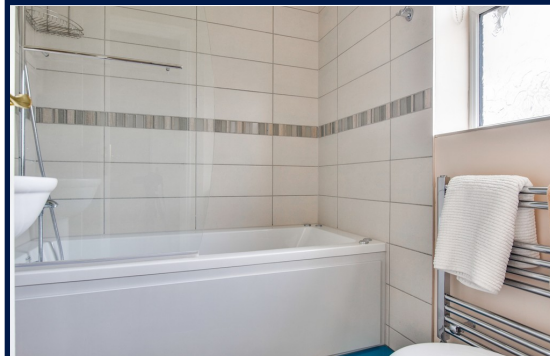
FITZWALTER ROAD, FLITCH GREEN

GUIDE PRICE – £549,500

- 4 BEDROOM 3 STOREY DETACHED HOUSE
- LIVING ROOM WITH FEATURE FIREPLACE
- VAULTED DINING & FAMILY ROOM WITH BI-FOLDING DOORS TO REAR GARDEN
- KITCHEN
- UTILITY ROOM & CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- SHOWER ROOM & FAMILY BATHROOM
- OFF-STREET PARKING FOR 4 VEHICLES
- ACCESS TO GARAGE
- REAR GARDEN SPLIT INTO LAWN, ENTERTAINING TERRACE AND RAISED DECK AREA

We are delighted to offer this 4 bedroom 3 storey detached home, situated in Flitch Green. The property enjoys a living room with feature fireplace, vaulted dining & family room with 2 sets of bi-folding doors to rear garden, kitchen, utility room and downstairs cloakroom. There are 4 bedrooms, with an en-suite to principal bedroom and built-in storage to 2 bedrooms, as well as a family bathroom and shower room. Externally, there is off-street parking for 4 vehicles and access to garage, pathway to front door splitting 2 areas of lawn with mature hedging for privacy, and a rear garden split into lawn, entertaining terrace and a raised deck area.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With ceiling lighting, wall mounted radiator, solid oak flooring, stairs to first floor landing, power point, doors to rooms.

Cloakroom

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap and tiled splashback above, wall mounted radiator, inset ceiling downlighting, extractor fan, solid oak flooring.

Living Room 16'1" x 9'11"

With French doors to rear entertaining terrace and further window to front, ceiling lighting, feature fireplace, solid oak flooring, TV and power points, wall mounted radiators.

Kitchen

Comprising an array of eye and base level cupboards and drawers with complimentary quartz worksurface, single bowl stainless steel under sunk sink unit with mixer tap and drinking tap over, 4-ring AEG electric hob with glazed splashback and extractor fan above, integrated oven, integrated microwave, recess power and plumbing for large fridge-freezer, window to front, wall mounted radiator, inset ceiling downlighting, counter display lighting, wood effect luxury vinyl flooring, door to:

Utility Room

With an array of storage cupboards, recess power and plumbing for washing machine, ceiling lighting, power points, wood effect luxury vinyl flooring. Kitchen has a large opening into:

Vaulted Dining & Family Room 13'9" x 10'7"

With Velux window to the vaulted ceiling with inset ceiling lighting and pendant lighting, two sets of bi-folding doors to rear entertaining terrace and garden, wall mounted contemporary radiators, TV and power points, wood effect luxury vinyl flooring.

First Floor Landing

With stairs rising to second floor landing, window to front, wall mounted radiator, ceiling lighting, power point, airing cupboard housing Megaflo pressurised hot water cylinder and slatted shelf, wood effect laminate flooring, doors to rooms.

Bedroom 1 – 16'1" x 9'11"

With windows to both front and rear aspects, wall mounted radiators, TV and power points, fitted carpet, door through to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated twin-head shower, low level WC with integrated flush, vanity mounted wash hand basin with mixer tap, storage beneath and large vanity mirror above, inset ceiling downlighting, extractor fan, obscure window to rear, wall mounted chromium heated towel rail.

Bedroom 3 – 10'0" x 9'8"

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

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and twin-head shower over, full-tiled and glazed surround, pedestal wash hand basin with mixer tap, close coupled WC, wall mounted chromium heated towel rail, obscure window to front, inset ceiling downlighting, extractor fan, electric shaving point, tiled flooring.

Second Floor Landing

With Velux window to front, ceiling lighting, eaves storage, wood effect laminate flooring, power point, doors to rooms.

Bedroom 2 – 13'8" x 9'11"

With windows to both front and rear aspects, eaves storage cupboard, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 4 – 9'8" x 8'5"

With window to rear, ceiling lighting, access to loft, eaves storage cupboard, wall mounted radiator, power points, wood effect laminate flooring.

Shower Room

Comprising a fully tiled and glazed shower cubicle with integrated twin-head shower, pedestal wash hand basin with mixer tap, close coupled WC, obscure window to front, inset ceiling downlighting, extractor fan, electric shaving point, wall mounted chromium heated towel rail.

OUTSIDE

The Front

The front of the property is approached via a block-paved driveway supplying off-street parking for 4 vehicles, further pathway to front door splitting 2 areas of lawn with mature hedging to front for privacy, driveway supplying access to garage with up-and-over door, power and lighting within, personnel gate and personnel door to:

Rear Garden

Split into entertaining terrace, lawn and a raised deck area, all retained by close boarded fencing and walling, outside lighting and water points can also be found along with two areas ideal for storage.



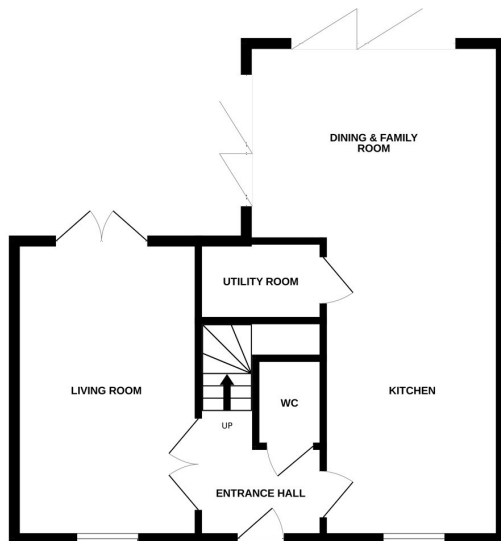
DETAILS

EPC

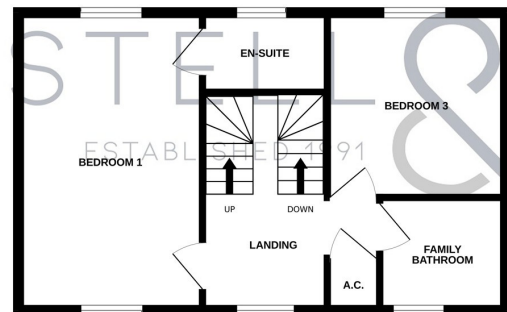
TO FOLLOW...

FLOOR PLAN

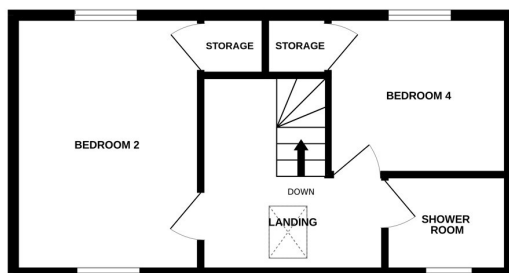
GROUND FLOOR
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR
421 sq.ft. (39.1 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 1347 sq.ft. (125.2 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

Fitzwalter 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. There is the new Beaulieu Park Railway Station in Boreham, and Chelmsford Mainline Station giving access to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

64 Fitzwalter Road, Flitch Green, Essex, CM6 3FH

COUNCIL TAX BAND

Band E

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 24/09/2025. 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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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 34 YEARS!



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Want to change agent and get your property sold?

Do you have a property that you would like to rent but uncertain how to go about it?

Interested in land acquisition?

Do you have a commercial property to sell or let?

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