

Paul Mason Associates



Cromwell Road, Flich Green, Dunmow, CM6 3GE

Guide price ~~£399,995~~

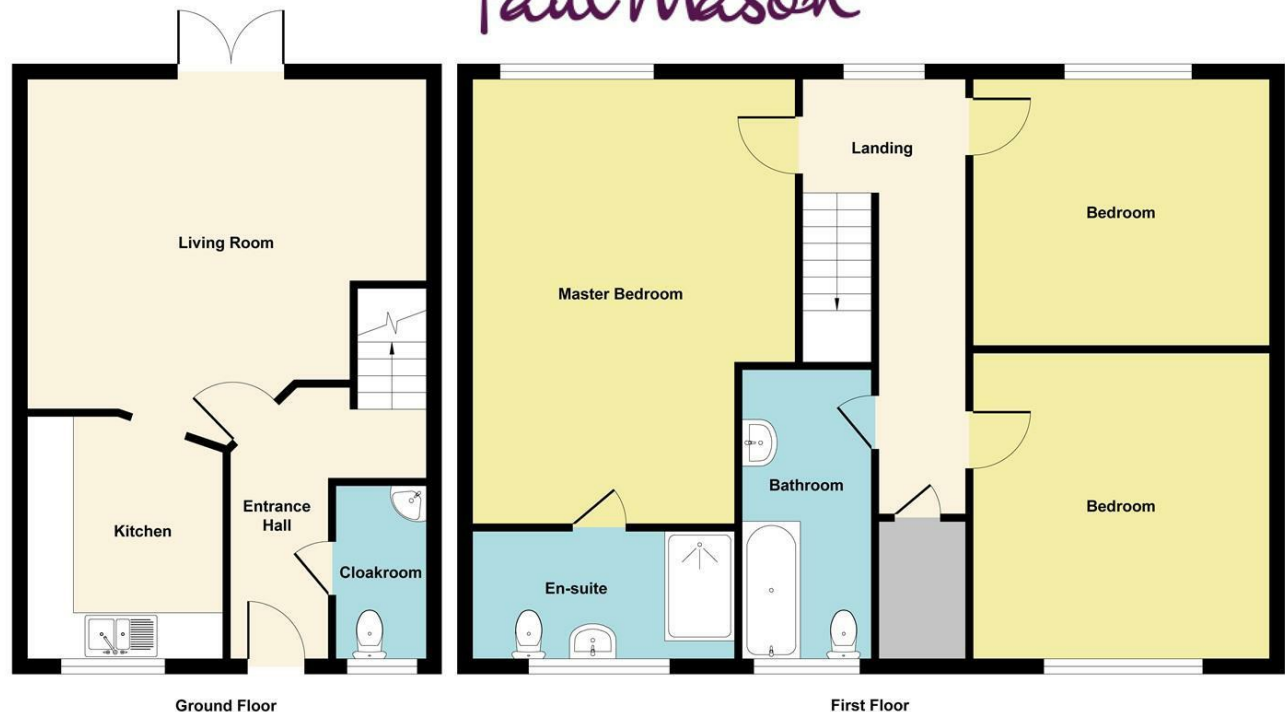
- Three Double Bedrooms
- Linked Semi-Detached
- En-Suite To Master Bedroom
- Scope To Extend To Side Of Property
(See Proposed Layout In Pictures)
- Modern Fitted Kitted
- Lounge With French Doors To Rear Garden
- Ground Floor Cloakroom
- Air Conditioning Units to Lounge & Master Bedroom
- Detached Garage Plus Carport & Parking
- Landscaped, South West Facing Garden

Gary Townsend at Paul Mason Associates offers this three double bedroom property (with scope to extend STPC) in the heart of Flitch Green and offering a detached garage plus carport and additional off road parking. The master bedroom benefits from an en-suite shower room, with the two further doubles serviced by the family bathroom. To the ground floor is a cloakroom, fitted kitchen and lounge with French doors opening to the landscaped rear garden.

The property is situated in Flitch Green, Little Dunmow, a popular development close to Great Dunmow with its popular Primary School that has obtained an "Outstanding" from Ofsted, a convenience store, plus coffee shop. The neighbouring village of Felsted offers further schooling, along with shops for your day to day needs, public houses and restaurants. Also, the A120 bypass provides 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.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--------------------------|-----------|--|-----------|
| Current | Potential | Current | Potential |
| | 85 | | |
| 74 | | | |

Very energy efficient - lower running costs

Very environmentally friendly - lower CO₂ emissions

Not energy efficient - higher running costs

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

DISTANCES

Felsted: 1.4 miles

Great Dunmow: 4 miles

Braintree rail station: 9 miles

Chelmsford rail station: 12 miles
(London Liverpool Street from 34 minutes)

Stansted Airport: 11 miles

M11 access: 14 miles

Bishop's Stortford: 15 miles

ACCOMMODATION

GROUND FLOOR

Entrance Hall

Stairs to first floor, radiator with cover, laminate flooring and smooth coved ceiling with smoke alarm.

Cloakroom

Opaque double glazed window to front, LLWC, pedestal wash hand basin with tiled splashback, radiator, laminate flooring and smooth ceiling.

Kitchen

2.99m x 2.05m (9'9" x 6'8")
Double glazed window to front, range of base and wall units with granite effect work surface incorporating a one and a half bowl sink / drainer unit with tiled splashback, electric double oven with gas hob and extractor hood over, integrated fridge/freezer and dishwasher, space for washing machine, laminate flooring and smooth ceiling.

Lounge / Dining Room

4.17m x 4.14m (13'8" x 13'6")
A light and airy space with French doors leading to the rear garden, radiator with cover, air conditioning unit, carpet to floor and smooth coved ceiling.

FIRST FLOOR

Galleried Landing

Double glazed window to rear, airing cupboard, radiator, carpet to floor and smooth coved ceiling with access to a part boarded loft with power and lighting fitted.

Bedroom One

4.32m x 3.21m (14'2" x 10'6")
Double glazed window to rear, radiator, BT and TV points, built-in wardrobes, dado rail, air conditioning unit, carpet to floor and smooth coved ceiling.

Bedroom One En-Suite

Opaque double glazed window to front, shower cubicle, LLWC, vanity wash hand basin with tiled splashback, shaver point, extractor fan, heated towel rail, vinyl flooring and smooth ceiling.

Bedroom Two

3.15m x 3.06m (10'4" x 10'0")
Double glazed window to rear, radiator, carpet to floor and smooth ceiling.

Bedroom Three

3.33m x 3.15m (10'11" x 10'4")
Double glazed window to front,

radiator, vinyl flooring and smooth ceiling.

Family Bathroom

Opaque double glazed window to front, panelled bath with central mixer taps and shower attachment over, LLWC, vanity wash hand basin with tiled splashback, shaver point, heated towel rail, laminate flooring and smooth ceiling.

EXTERIOR

Garage & Driveway

The property benefits from a tandem length carport that leads to a detached garage which has an up and over door, plus power and lighting fitted and eaves storage.

Rear Garden

The landscaped rear garden commences with a patio area to both side and rear plus a lawn area which is flanked by an array of flower and plant borders. There is also an outside tap, power socket, storage shed with power, plus access gate to side. To the side of the property is a large area currently used for additional parking, but also has PLANNING PERMISSION for a side extension.

Important Notices

We wish to inform all prospective

purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Should you be successful in having an offer accepted on a property through ourselves, then there is an administration charge of £25 inc. VAT per person (non-refundable) to complete our Anti Money Laundering Identity checks.

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

PROPOSED EXTENSION

A benefit to the property is the potential for a ground floor side extension, thus giving additional flexibility to the property. There is also scope to extend into the loft area should additional bedrooms be required.



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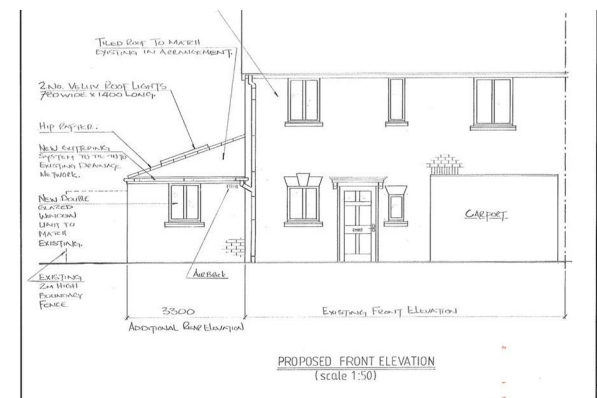
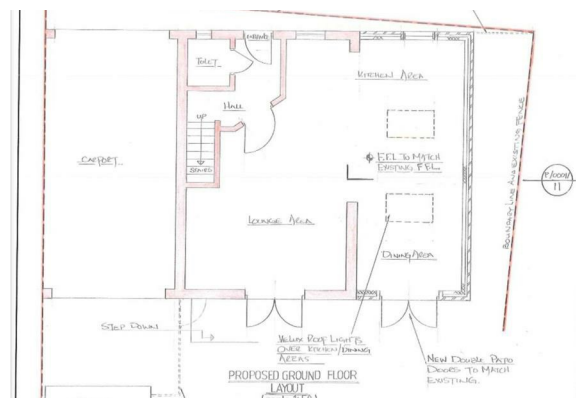
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Sales | Lettings | Development | Investment

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