



MELROSE, COCK GREEN

Felsted, Dunmow, CM6 3NA

O.I.E.O. £550,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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- Detached Property
- Four Bedrooms with En Suite
- Scope to Extend/Improve s,t,c,
- Double Garage
- Great Hamlet Location
- Backing onto Wildlife Meadow
- Double Glazed
- Separate Utility Room





Property Description

THE PROPERTY

*****CLICK ON VIDEO TOURS FOR A VIRTUAL WALK THROUGH*****

Superb detached four bedroom country property offering scope to extend and improve s.t.c. and situated in an idyllic hamlet on the outskirts of Felsted overlooking a wildlife meadow and offered CHAIN FREE.

THE LOCATION

Felsted 1.5 miles, Great Dunmow 7 miles, Chelmsford 10.5 miles (Liverpool Street from 34 mins), Stansted Airport: 13.8 miles, M11 access 15.1 miles, Bishop's Stortford 17 miles. All mileages approximate.

Melrose is situated in the hamlet of Cock Green to the south of the village of Felsted, with a good sized garden and views over a wildlife meadow.

Felsted provides local amenities, including Felsted public and preparatory schools, as well as a primary school. For the commuter there is access onto the A120 dual carriageway which links with the M11 and Stansted Airport to the west, and there are mainline train stations to Liverpool Street at Chelmsford, Stansted Airport, Braintree and Bishop's Stortford.

ENTRANCE HALL

CLOAKROOM

LOUNGE

5.66m (18'7") x 3.83m (12'7")

KITCHEN/DINER

6.71m (22') x 4.22m (13'10") max

UTILITY ROOM

FIRST FLOOR

LANDING

BEDROOM 1

3.92m (12'10") x 3.67m (12'1")

EN SUITE

BEDROOM 2

3.80m (12'6") x 3.29m (10'10")

BEDROOM 3

3.23m (10'7") x 3.02m (9'11")

BEDROOM 4

3.80m (12'6") x 2.26m (7'5")

BATHROOM

OUTSIDE

The property is set in a wonderful location in the exclusive hamlet of Cock Green. It is set off a small track and has

parking and lawned gardens to the front.

The garden is mainly laid to lawn with fenced boundaries. The oil tank is located to the side of the property and the boiler is in a boiler room to the rear.

GARAGE

Double garage with door into the garden.

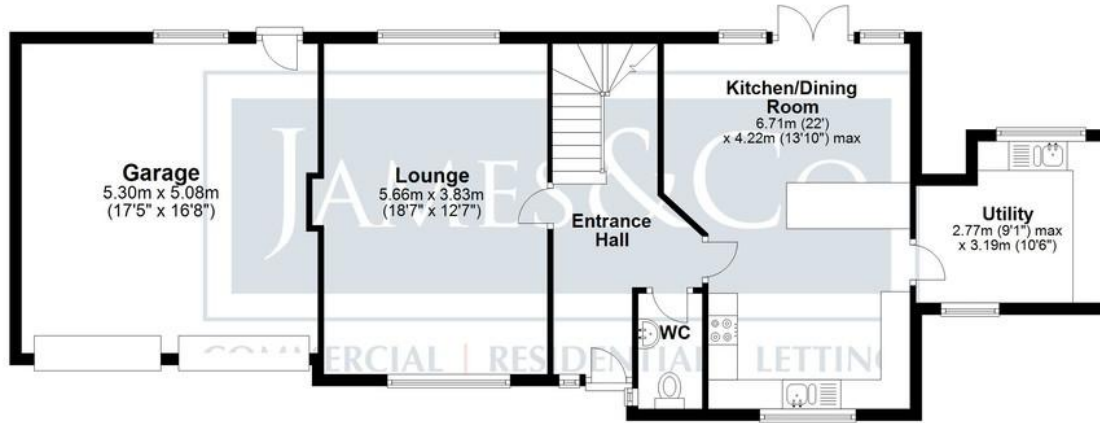
SERVICES

This property is connected to mains water, electricity and Telecom telephones. Oil fired central heating. Shared private drainage system

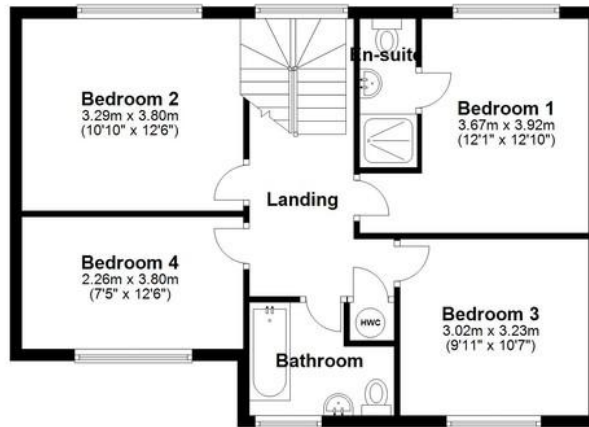




Ground Floor
Approx. 95.2 sq. metres (1025.2 sq. feet)



First Floor
Approx. 61.6 sq. metres (662.6 sq. feet)



Total area: approx. 156.8 sq. metres (1687.9 sq. feet)
The sizes and floor plan shown is intended only as a guide, all sizes are approximate and cannot be relied upon as fact.
Plan produced using PlanUp.

COUNCIL TAX BAND

Tax band F

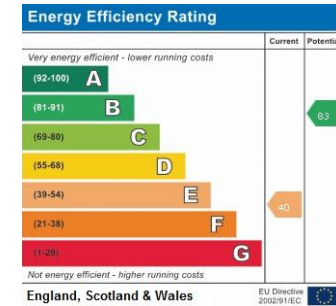
TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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