



## 4 RANULF ROAD

Flitch Green, Dunmow, CM6 3FZ

£465,000

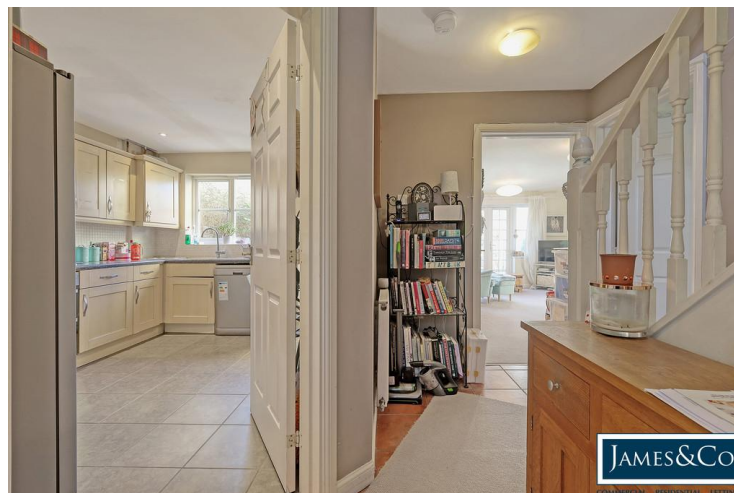
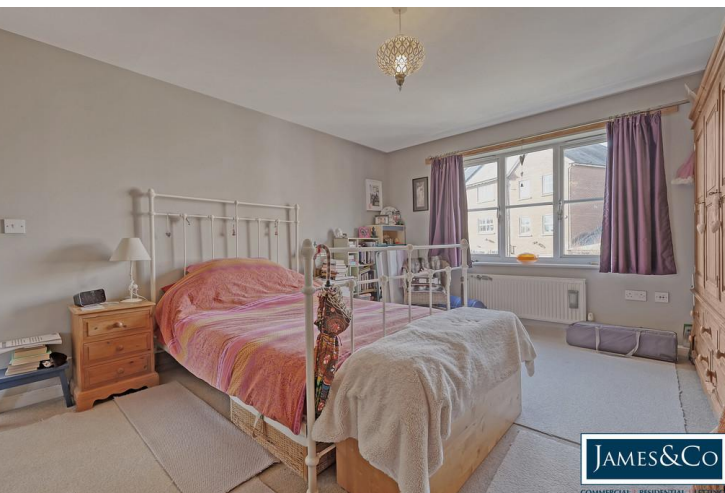


COMMERCIAL | RESIDENTIAL | LETTINGS

[www.jamesandco.net](http://www.jamesandco.net)

- Link Detached Family Home
- Four Bedrooms with En Suite to Master and Family Bathroom
- Three Reception Rooms inc Study / Sitting Room
- Solar Panels
- Double Under Croft Parking and Garage
- Ground Floor Cloakroom
- Kitchen / Breakfast / Diner
- Popular Development





## Property Description

### THE PROPERTY

Link Detached four bedroom family home situated in the ever popular 'Fitch Green' development this property benefits from under croft parking and a garage. Solar panels and nicely presented.

### THE LOCATION

Fitch Green is one of the most popular CM6 developments due to the fantastic array of amenities on offer.

The development has managed to retain a village feel due to its stunning countryside walks and large green areas.

The Fitch Green Academy School is well respected within the local community the local Co-op provides all the essentials

for the local community, and furthermore a range of food vans provide variety throughout the week.

### PROPERTY INFORMATION

Freehold  
Council Tax Band - E  
EPC - Awaiting  
All main services connected and Solar Panels.

### ENTRANCE HALL

### CLOAKROOM

### LIVING ROOM

16' 6" x 12' 4" (5.03m x 3.76m)

### STUDY / SITTING ROOM

10' 9" x 8' 8" (3.30m x 2.65m)

### KITCHEN / DINER

12' 9" x 12' 7" (3.90m x 3.85m)

### FIRST FLOOR

### BEDROOM 1

16' 6" x 12' 5" (5.03m x 3.80m)

### EN SUITE

### BEDROOM 2

13' 11" x 7' 4" (4.25m x 2.24m)



### BEDROOM 3

12' 5" x 9' 1" (3.80m x 2.77m)

### BEDROOM 4

10' 6" x 9' 2" (3.22m x 2.80m)

### BATHROOM

### OUTSIDE

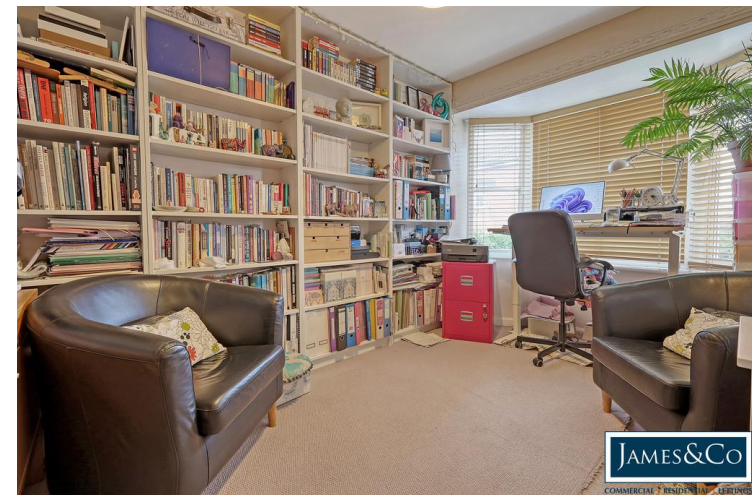
To the front of the property is a frontage with a stone tile pathway to the front door accessed via wrought iron gate and fencing enclosed by laurel hedgerow.

To the rear of the property is a stone and gravel seating area, stone paved walkway around the house, there is access to the garage and a storage area behind the garage,

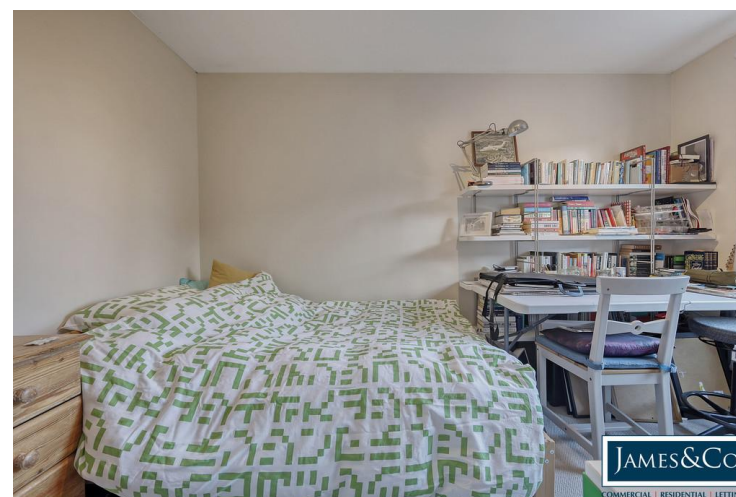
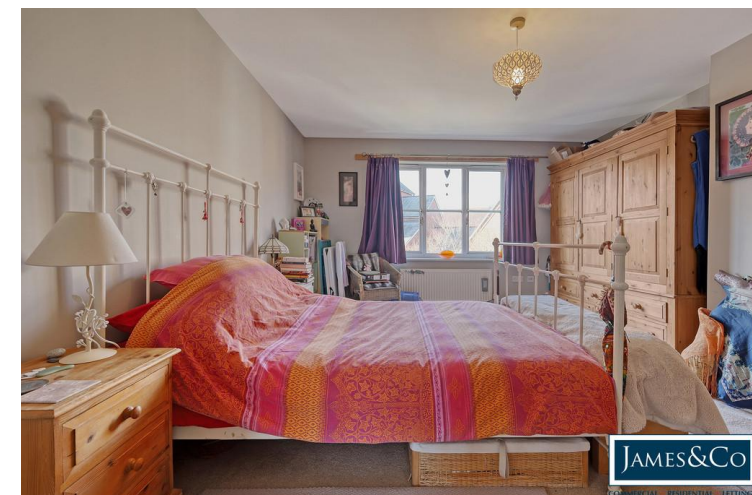
remainder laid to lawn bordered by various mature trees and bushes, all enclosed in wood panel fencing.

### GARAGE AND PARKING

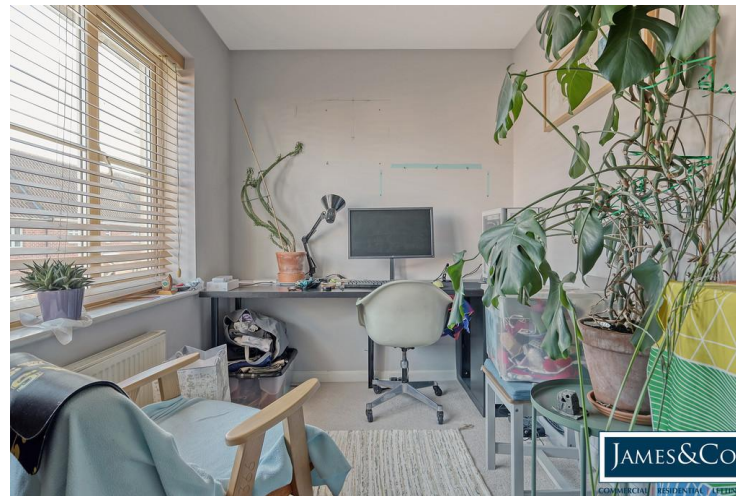
Single garage with up and over aluminium door, carport to the side of the property for two vehicles.











## COUNCIL TAX BAND

Tax band E

## TENURE

Freehold

## LOCAL AUTHORITY

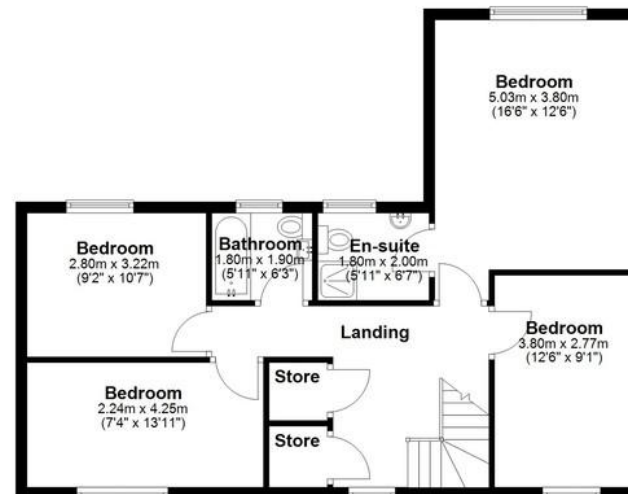
Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

**Ground Floor**  
Approx. 67.2 sq. metres (723.0 sq. feet)



**First Floor**  
Approx. 70.1 sq. metres (754.8 sq. feet)



Total area: approx. 137.3 sq. metres (1477.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

Plan produced using PlanUp.

**Ranulf Rd**

**JAMES&CO**

📍 4 Stortford Road, Dunmow, Essex, CM6 1DA

☎ 01371 876678

✉ info@jamesandco.net

🌐 www.jamesandco.net

