

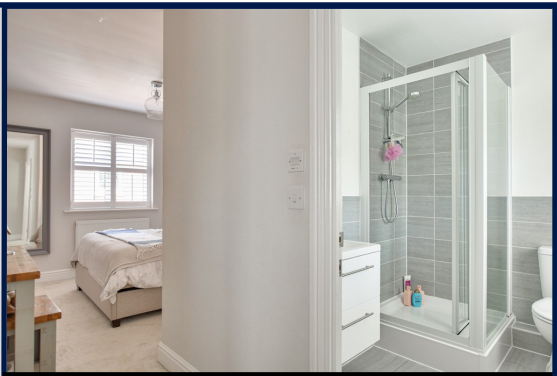


FLITCHSIDE DRIVE, LITTLE CANFIELD GUIDE PRICE - £465,000

- A WELL-PRESENTED 4 BEDROOM LINK-DETACHED HOUSE
- LARGE LIVING ROOM WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN DINER WITH INTEGRATED APPLIANCES
- GROUND FLOOR CLOAKROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN WARDROBES TO 2 BEDROOMS
- LOW MAINTENANCE SOUTH-FACING REAR GARDEN
- CONVERTED DETACHED GARAGE ENJOYING A PLAYROOM AND STORAGE
- OFF-STREET CARPORT PARKING
- VIEWS OF THE FLITCH WAY AND WOODLAND TO REAR

A very well presented four bedroom link-detached house, overlooking the Fitch Way and woodland beyond. The property comprises of a kitchen diner with integrated appliances, large living room with French doors to rear, a downstairs cloakroom, an en-suite to the principal bedroom, built-in wardrobes to 2 bedrooms and a family bathroom. Externally, the property benefits from off-street carport parking, a low maintenance south-facing rear garden and a converted garage split into 2 sections of a playroom and garage storage.





Entrance Hall

With carpeted stairs rising to first floor landing, ceiling lighting, smoke alarm, wall mounted radiator, oak effect quick step vinyl flooring and doors to rooms.

Cloakroom

Comprising a close coupled WC, vanity mounted wash hand basin with tiled splash back and mixer tap, wall mounted fuse board, ceiling lighting, extractor fan, obscure window to front with slatted blinds, wall mounted radiator and continuation of the oak effect quick step vinyl flooring.

Living Room 18'1" x 10'7"

With window to front with slatted blinds and French doors to rear south-facing garden, two ceiling lighting points, wall mounted radiators, continuation of the oak effect quick step vinyl flooring, TV telephone and power points.

Kitchen Diner 14'1" x 10'4"

Comprising an array of eye and base level cupboards and drawers with wood effect contemporary square edged work surface and splashback, 4-ring stainless steel Zanussi gas hob with double oven under, stainless steel splashback and stainless steel extractor fan above, 1.1/2 bowl single drainer stainless steel sink unit with mixer tap, recess and power for tall fridge freezer, integrated dishwasher, under counter display lighting, ceiling down lighting, window and glazed door to rear garden, wall mounted radiator, continuation of the oak effect flooring, large under stairs storage cupboard housing wall mounted Valant Boiler and with lighting and power.

First Floor Landing

With access to loft with boarding and ladder, two ceiling lighting points, smoke alarm, window to rear, wall mounted radiator, fitted carpet, power points and doors to rooms.

Bedroom 1 – 10'10" x 9'10"

With built-in double wardrobes, two ceiling lighting points, wall mounted radiator, window to front, TV telephone and power points, fitted carpet and door into:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, vanity mounted wash hand basin with mixer tap, close coupled WC, wall mounted chromium heated towel rail, electric shaving point, inset ceiling downlighting, extractor fan, obscure window to rear, half tiled surround and tiled flooring.

Bedroom 2 – 10'1" x 7'4"

With window to front with slatted blinds, ceiling lighting, wall mounted radiator, power points, fitted carpet, twin doors to walk-in wardrobe and storage with automatic light.

Bedroom 3 – 10'4" x 9'2"

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

Home Office/Nursery – 9'2" x 4'11"

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

Family Bathroom

Comprising a three piece suite of panel enclosed bath with glazed screen, mixer tap and shower attachment over, tiled surround, vanity mounted wash hand basin with mixer tap, close coupled WC, chromium heated towel rail, obscure window to rear, extractor fan, electric shaving point, inset ceiling down lighting and tiled flooring.

OUTSIDE

The Front

The property is approached via a block paved road supplying access to resin driveway with carport that supplies parking for two vehicles, pathway giving access to detached garage and personnel gate to rear garden.

South-Facing Rear Garden

Laid primarily to artificial lawn with patio ideal for outside summer entertaining, outside lighting and water can also be found, stunning views over the Flitch and woodland beyond, access to:

Garage & Playroom

Split into 2 sections of garage storage with up-and-over door with power and lighting within, access via the garden into:

Playroom 13'1" x 9'4"

With bi-folding doors, inset ceiling lighting, electric wall mounted radiator, TV and power points, wood effect laminate flooring.



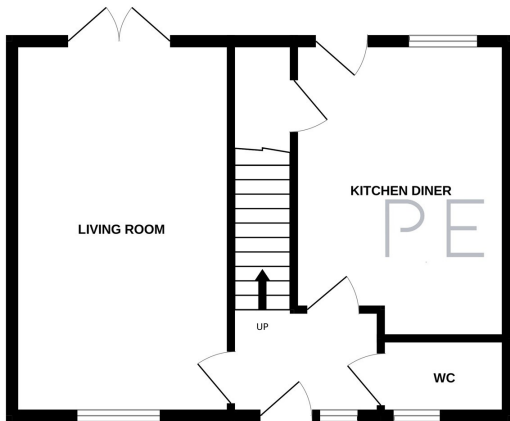
DETAILS

EPC

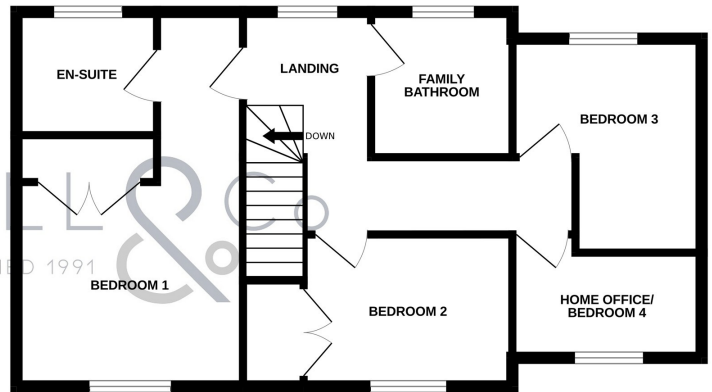
Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
433 sq.ft. (40.2 sq.m.) approx.



1ST FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1007 sq.ft. (93.5 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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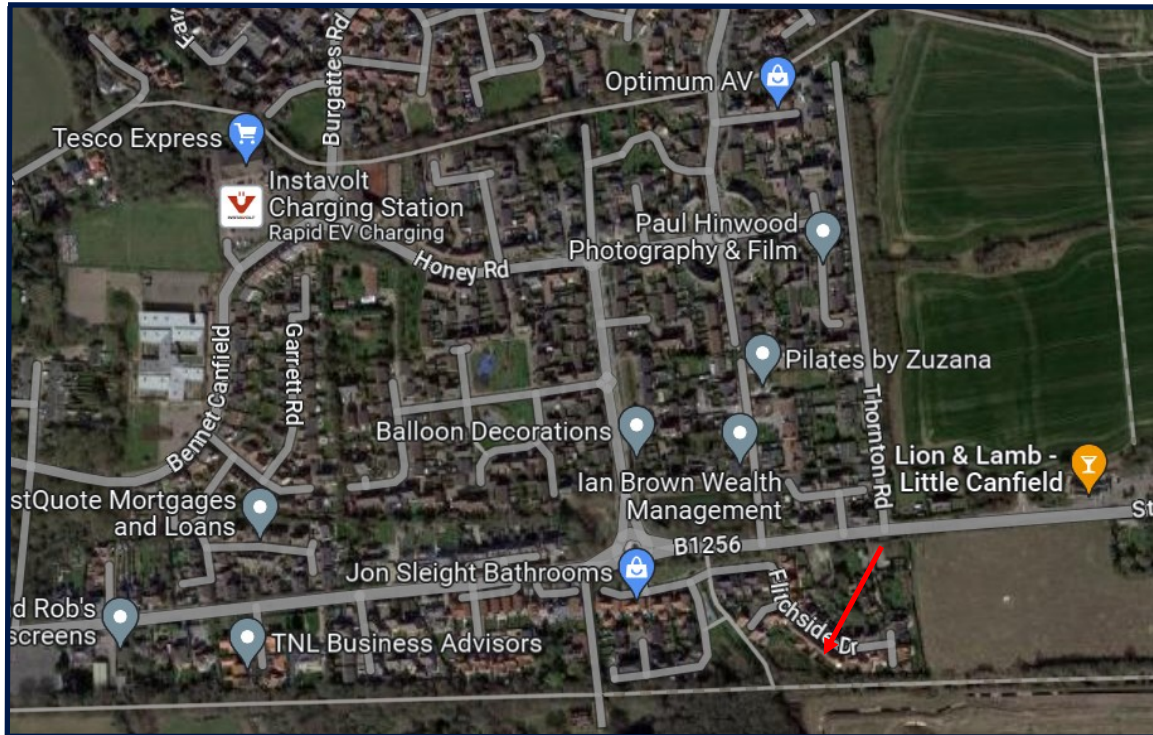
GROUND FLOOR
186 sq.ft. (17.3 sq.m.) approx.



GENERAL REMARKS & STIPULATIONS

Flitchside Drive is situated in Little Canfield between Great Dunmow and Bishop's Stortford that offers Takeley Primary School, nursery and community hall. Further schooling and facilities are available in the nearby towns as well as public houses and restaurants. The nearby A120 bypass supplies quick and easy access to M11/M25 at the Bishop's Stortford junction which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station.

DIRECTIONS



FULL PROPERTY ADDRESS

36 Flitchside Drive, Little Canfield, Dunmow,
Essex, CM6 4AA

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating, mains water and
drainage

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 28/04/2026. 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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Interested in land acquisition?

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

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