

## First Floor

Approx. 64.5 sq. metres (694.7 sq. feet)



Total area: approx. 64.5 sq. metres (694.7 sq. feet)

Please note this floor plan is for marketing purposes and is to be used as a guide only. All efforts have been made to ensure its accuracy at the time of drawing.  
Plan produced using PlanUp.

**Daniel Brewer**

51 High Street  
Great Dunmow  
Essex, CM6 1AE

Telephone • 01371 856585

Website • [www.danielbrewer.co.uk](http://www.danielbrewer.co.uk)

E-mail • [info@danielbrewer.co.uk](mailto:info@danielbrewer.co.uk)

### Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



## MATILDA WAY, FLITCH GREEN, DUNMOW

## OFFERS OVER £220,000





## MATILDA WAY FLITCH GREEN DUNMOW

Daniel Brewer are pleased to market this spacious two double bedroom top floor apartment located on the desirable 'Flitch Green' development finished to a high standard throughout. The property offers spacious living accommodation with a generous living room leading into the kitchen. The principle bedroom boasts en-suite facilities with a separate family bathroom. Externally there is parking for one vehicle. The property benefits from newly fitted electric heaters throughout.

Flitch 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 Flitch Green Academy School is well respected within the local community. The well-stocked Co-op provides all the essentials for the local community.







- Two Double Bedrooms
- Top Floor Apartment
- Desirable Development
- Generous Living Room
- High Spec Kitchen
- En-Suite Facilities To Bedroom One
- Family Bathroom
- Allocated Parking
- Fully Renovated To A High Standard
- Newly Fitted Electric Heaters & Water Tank

### Entrance Hall

14'1" x 5'6" (4.318 x 1.690)

Entered via front door, various inset spotlights, new wall mounted electric heaters, door to airing cupboard, intercom system, doors leading to:-

### Living Room

15'2" x 12'0" (4.647 x 3.674)

French Doors to rear aspect with Juliet Balcony, ceiling mounted light fitting, various power points, new wall mounted electric heater, opening leading to:-

### Kitchen

11'11" x 6'2" (3.653 x 1.890)

Window to front aspect, fitted with a range of eye and base level units with working surface over, inset sink and drainer unit with mixer tap over, integrated oven, inset four ring electric hob with extractor fan over, integrated washing machine, integrated fridge/freezer, integrated dishwasher, various inset spotlights, various power points, extractor fan, under cabinet lighting.

### Bedroom One

11'2" x 13'9" (3.405 x 4.201)

Window to front aspect, ceiling mounted light fitting, double built in wardrobe, wall mounted electric heater, various power points, door leading to:-

### En-Suite

8'3" x 4'10" (2.524 x 1.484)

Opaque window to front aspect, fitted with a fully tiled shower cubicle with glass screen, low level W.C & wash hand basin in concealed unit, wall mounted

heated towel rail, partly tiled walls, extractor fan, various inset spotlights.

### Bedroom Two

14'0" x 8'8" (4.288 x 2.661)

Window to front aspect, various inset spotlights, double built in wardrobe, wall mounted electric heater, various power points.

### Family Bathroom

11'3" x 6'7" (3.453 x 2.022)

Opaque window to rear aspect, fitted with a panel enclosed bath, low level W.C, wash hand basin with pedestal, wall mounted heated towel rail, shaver point, various inset spotlights, extractor fan.

### Allocated Parking

Suitable for one vehicle.



