



BAYNARD AVENUE, FLITCH GREEN

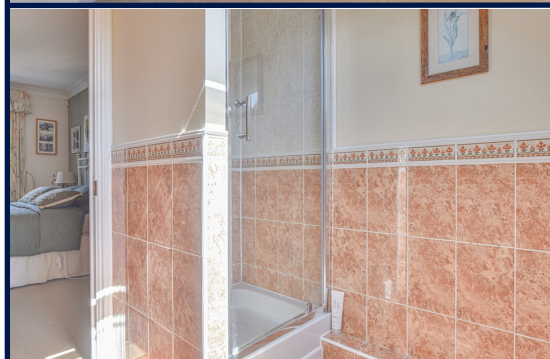
GUIDE PRICE – £340,000

- AN AMAZING 3 BEDROOM COACH HOUSE FOR SALE
- LARGE LIVING ROOM DINER
- KITCHEN
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN TRIPLE WARDROBES TO 2 BEDROOMS
- THREE PIECE FAMILY BATHROOM
- ALLOCATED PARKING SPACE
- SINGLE GARAGE
- WEST-FACING REAR GARDEN
- LOCATED ON THE POPULAR FLITCH GREEN DEVELOPMENT

We are delighted to offer this well-presented 3 bedroom coach house, which is located on the popular Flitch Green development. The property boasts a spacious living room diner, kitchen, 2 large storage cupboards on first floor landing, en-suite to principal bedroom, built-in triple wardrobes to 2 bedrooms and a three piece family bathroom. Externally, the property enjoys a west-facing rear garden laid to entertaining patio and lawn, a single garage and an allocated parking space.

Viewing is highly advised.





With composite panel and obscure glazed front door opening into:

Entrance Hall

With coconut matting, wall mounted radiator, power point, door to garage and garden beyond, stairs rising to first floor accommodation.

First Floor Landing

With two large storage cupboards, hanging rails and shelving within, access to loft, wall mounted radiator, power points, ceiling lighting, and doors to rooms.

Living Room Diner 20'3" x 13'10"

With three sliding sash windows to front, ceiling and wall mounted lighting, further glazed window to stairwell, feature gas fireplace with stone surround and hearth, wall mounted radiators, TV, telephone and power points, fitted carpet.

Kitchen 11'9" x 7'2"

Comprising an array of eye and base level cupboards and drawers with complimentary oak block affect work surfaces and mosaic tiled splashbacks, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, four ring stainless steel gas hob with extractor fan above and integrated oven beneath, recess power and plumbing for both washing machine and dishwasher, integrated fridge and freezer, window to side, two Velux windows to rear, inset ceiling down lighting, TV, telephone and power points, wall mounted radiator, wood affect luxury vinyl flooring.

Bedroom 1 – 13'6" x 10'9"

With sliding sash window to front, built in triple wardrobe with hanging rail and shelving within, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, door to:

En-Suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, close coupled WC, pedestal wash hand basin with mixer tap, half tiled surround, ceiling lighting, extractor fan, Velux window to rear, electric shaving point, wall mounted radiator, wood affect laminate flooring.

Bedroom 2 – 12'3" x 10'4"

With two sliding sash window to front, built in triple wardrobe with hanging rail and shelving within, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Bedroom 3 – 12'2" max x 7'6"

With two Velux windows to rear, ceiling lighting, wall mounted radiator, power points, fitted carpet.

Family Bathroom

Comprising a three piece suite of panel enclosed bath with mixer tap and shower attachment over, half tiled surround, pedestal wash hand basin with mixer tap, close coupled WC, ceiling lighting, extractor fan, Velux window to rear, electric shaving point, wall mounted radiator, wood affect laminate flooring.

OUTSIDE

Externals

The front of the property is approached via a shared tarmacadam courtyard supplying access to an allocated parking space as well as access to:

Garage

With up and over door, power and lighting, two large storage cupboards, wall mounted boiler, door to:

West Facing Rear Garden

With open southerly aspect, split into two sections of entertaining patio and lawn, retained by close boarded fencing and walling, well stock shrub and herbaceous flower beds, outside water point can also be found.



DETAILS

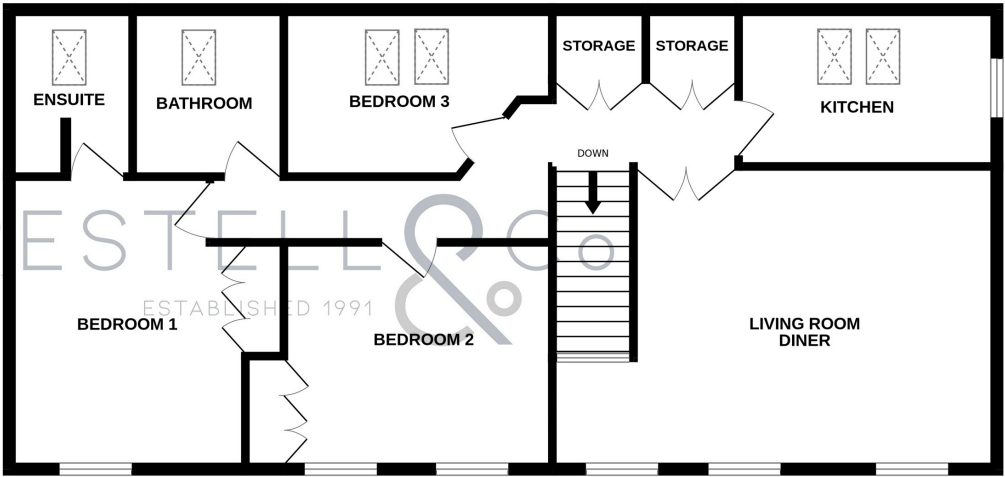
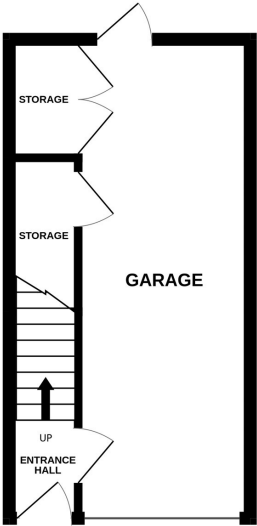
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
240 sq.ft. (22.3 sq.m.) approx.

1ST FLOOR
941 sq.ft. (87.4 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.7 sq.m.) approx.

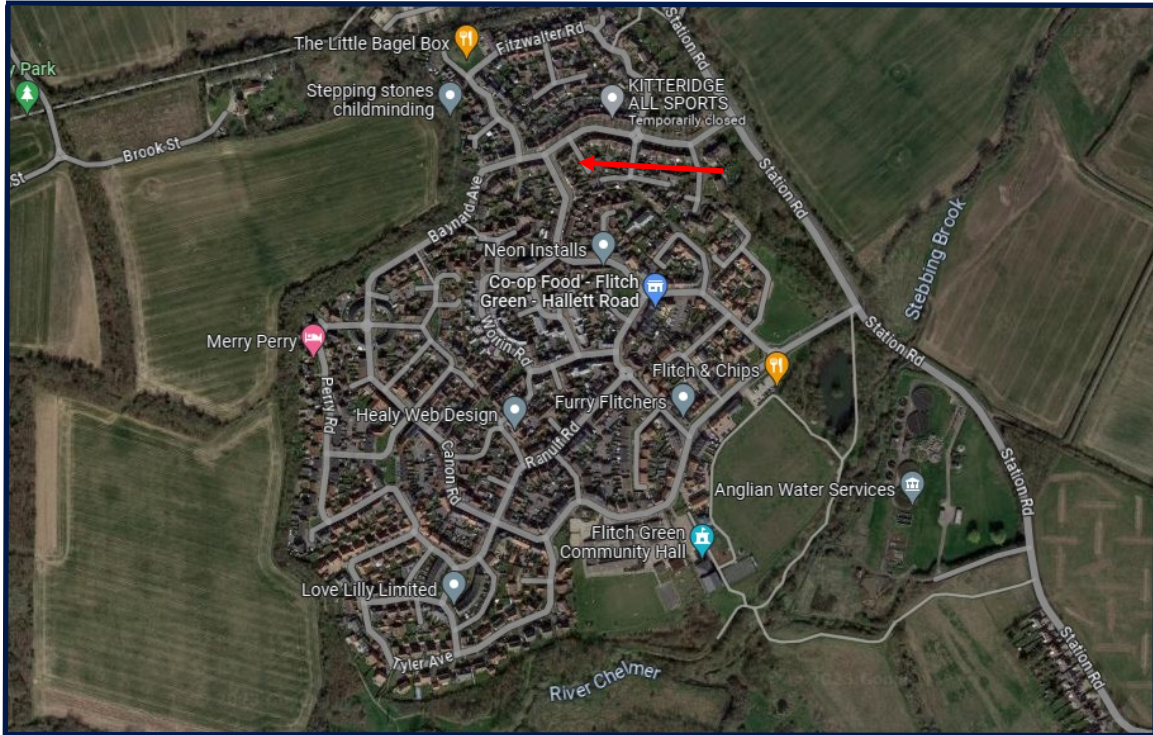
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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GENERAL REMARKS & STIPULATIONS

Baynard Avenue is situated in Flitch Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flitch Green Primary School and convenient Co-Op. At its neighbouring village of Felsted further schooling can be found along with another shop for your day to day needs, public houses and restaurant's. With the A120 bypass giving quick and 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. Further mainline station can also be found at Chelmsford with it's park-and-ride located on the north side of the city.

DIRECTIONS



FULL PROPERTY ADDRESS

39 Baynard Avenue, Flitch Green, Essex, CM6
3FF

COUNCIL TAX BAND

Band D

SERVICES

Gas fired central heating, mains drainage, mains
water

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 17/07/2026. 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?

Do you have a commercial property to sell or let?

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