



## WINCHMORE HILL, GOOD EASTER

GUIDE PRICE – £350,000

- 2 BEDROOM SEMI-DETACHED HOUSE
- LIVING ROOM WITH FEATURE FIREPLACE
- DINING ROOM
- KITCHEN
- DOWNSTAIRS BATHROOM
- 2 DOUBLE BEDROOMS
- OFF-STREET PARKING
- DETACHED GARAGE
- OUTBUILDING AND ARRAY OF LAWN
- SURROUNDING FARMLAND VIEWS

We are pleased to offer this 2 bedroom semi-detached house, located within Good Easter. The ground floor comprises of a living room with feature fireplace, dining room, kitchen and a family bathroom. There are 2 double bedrooms to the first floor. The property is situated on a beautifully sized plot with driveway supplying access to garage, with hedging and pathway leading to front door. The garden enjoys an array of lawn and an outbuilding with surrounding farmland views.





With panel and glazed uPVC door opening into:

### **Entrance Hall**

With windows to two aspects, ceiling lighting, tiled flooring, power point, timber and obscure glazed door into:

### **Inner Hallway**

With ceiling lighting, tiled flooring, airing cupboard housing hot water cylinder and slatted shelves, doors to rooms.

### **Family Bathroom**

Comprising a fully tiled and glazed shower cubicle with wall mounted shower, pedestal wash hand basin with twin taps, close coupled WC, half-tiled surround, ceiling lighting, extractor fan, wall mounted radiator, tiled flooring.

### **Kitchen**

Comprising eye and base level cupboards and drawers, granite effect rolled worksurface, tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, recess power and plumbing for free-standing oven, fridge and washing machine, ceiling lighting, window to garden, power points, tiled flooring, opening through to:

### **Dining Room 10'8" x 7'0"**

With windows on two aspects, ceiling lighting, understairs storage cupboard, parquet flooring, wall mounted radiator, door to staircase and further door to:

### **Living Room 13'4" x 12'10"**

With windows to front and side aspects, ceiling and wall mounted lighting, cupboard housing fuseboard, feature fireplace, wall mounted radiator, power points.

### **First Floor Landing**

With fitted carpet, ceiling lighting, doors to rooms.

### **Bedroom 1 – 13'4" x 10'5"**

With window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet.

### **Bedroom 2 – 10'8" x 9'6"**

With window to rear, ceiling lighting, wall mounted radiator, power point, fitted carpet.

# OUTSIDE

## Externals

The property is approached via a wrought iron fence and hedging with pathway leading to front door, situated on a beautifully sized plot with driveway supplying access to detached garage, further outbuilding, array of lawn, kitchen garden and flower beds all retained by close boarded fencing and hedging with surrounding farmland views.



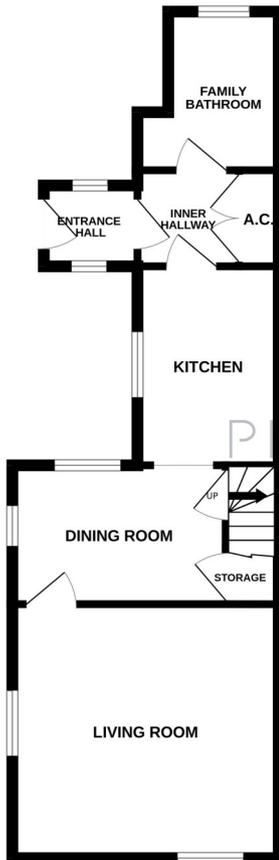
# DETAILS

## EPC

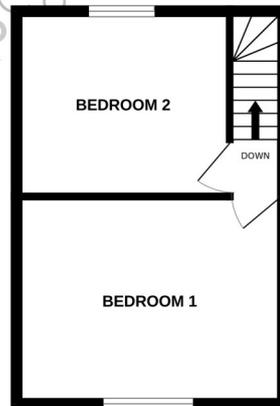
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

## FLOOR PLAN

GROUND FLOOR  
437 sq.ft. (40.6 sq.m.) approx.



1ST FLOOR  
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 701 sq.ft. (65.1 sq.m.) approx.

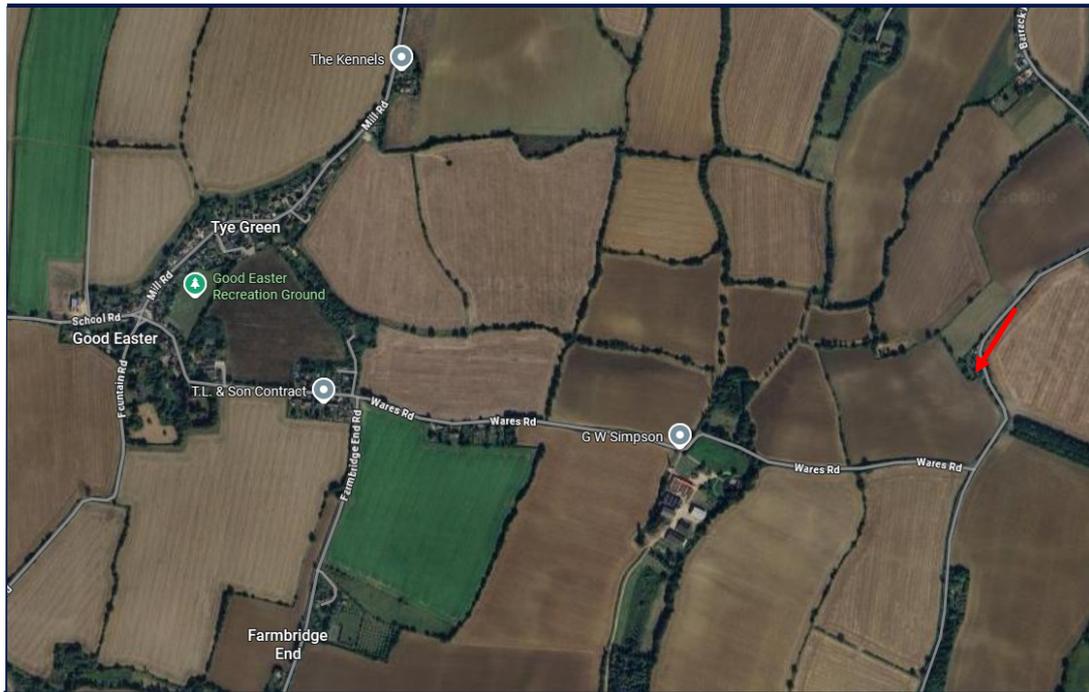
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with Metropix ©2025

# GENERAL REMARKS & STIPULATIONS

**Winchmore Hill** is located in the pretty village of Good Easter which is situated between Bishop's Stortford, Chelmsford and Great Dunmow. The market town of Great Dunmow lies to the north and offers local shops and a good choice of restaurants and pubs whilst Bishop's Stortford and Chelmsford lie north and east respectively and provide a more comprehensive range of shopping, educational and recreational facilities. Commuters can access mainline stations from Chelmsford, Bishop's Stortford,

Sawbridgeworth and Harlow, while Epping underground station on the Central Line provides access to Stratford, Liverpool Street and Central London. The M11 is accessible at Harlow (junctions 7 and 8). Stansted Airport is a short drive and the A120 to the north connects Bishop's Stortford with Braintree.

## DIRECTIONS



## FULL PROPERTY ADDRESS

1 Winchmore Hill, Good Easter, Chelmsford, Essex,  
CM1 4SB

## SERVICES

Oil fired central heating, private drainage and  
water

## COUNCIL TAX BAND

Band C

## LOCAL AUTHORITY

Chelmsford City Council, Civic Centre, Duke St,  
Chelmsford CM1 1JE

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 15/08/2025. 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

ESTABLISHED 1991

ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



WE HAVE IT COVERED, DON'T HESITATE TO CONTACT ONE OF OUR EXPERIENCED TEAM FOR FURTHER INFORMATION!

Would you like a free home valuation?

Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

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?