



## 4A MALTINGS MEAD, CAUSEWAY END

Felsted, Dunmow, CM6 3EY

OFFERS IN REGION OF £250,000



COMMERCIAL | RESIDENTIAL | LETTINGS

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

- First Floor Maisonette
- Two Bedrooms
- Pretty Garden
- Long Lease of 120 years remaining
- Low Service Charge of £300 p.a. and £10 p.a.
- Off Street Parking
- Outside Storage Shed
- Desirable Village Location





## Property Description

### THE PROPERTY

Superb value two bedroom first floor apartment benefitting from a good sized garden situated within this highly desirable village.

#### Property Information

Leasehold 120 years remaining from September 2026

Service Charge - £300 p.a.

Ground Rent - £10 p.a.

Council Tax Band B

All service charge and lease details should be clarified by a lawyer prior to committing to purchase.

### THE LOCATION

A120 access: 2.6 miles; rail service at Braintree: 6.5 miles; Stansted Airport and rail services: 12 miles; M11 (junction 8): 13.1 miles. All distances approximate.

Causeway End Road is situated to south of Felsted in the hamlet of Causeway End. The property provides a large gardens with nearby access to miles of footpaths and bridleways with the 'Flitch Way' bordering the village, offering an important greenway and wildlife corridor between Braintree and Bishop's Stortford.

The nearby village of Felsted and the market town of Great Dunmow provide the local shopping facilities and there is a more extensive range of recreational, leisure and educational facilities at Chelmsford.

The area is well served by both state and private schools with a primary and pre-school at Felsted, together with the renowned Felsted School for boys and girls from age 4-18 within walking distance at the property, secondary schools at Dunmow and Chelmsford and further primary schools in Stebbing, Rayne and Ford End. For the commuter there are train stations at Braintree, Chelmsford and Stansted Airport to London Liverpool Street and access on to the A120 linking with the M11 (junction 8) at Bishop's Stortford.

## FIRST FLOOR

STAIRS FROM YOUR OWN ENTRANCE DOOR

## LANDING

## LIVING ROOM

16' 5" x 15' 8" (5.01m x 4.80m)

## KITCHEN

10' 11" x 6' 9" (3.33m x 2.08m)

## BATHROOM

## BEDROOM 1

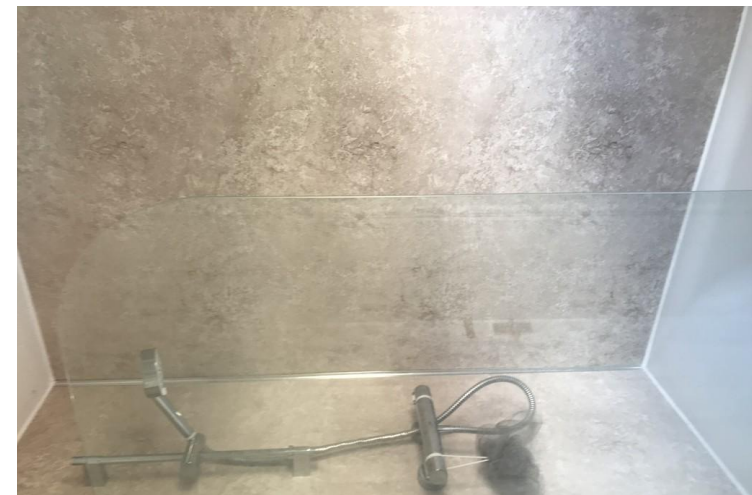
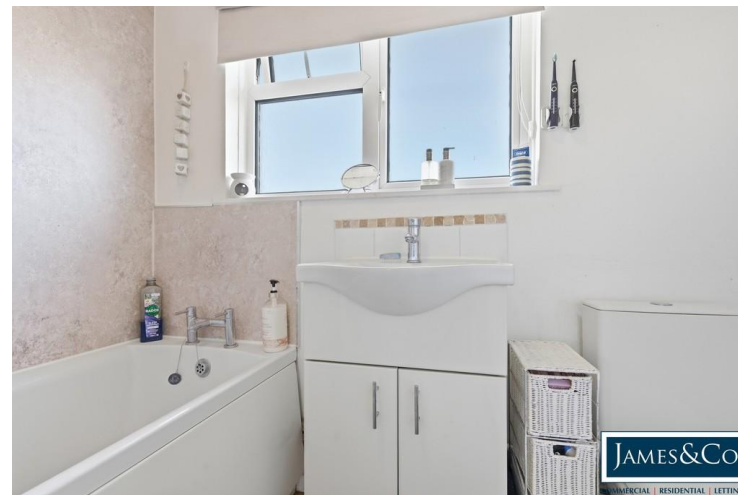
13' 5" x 12' 5" (4.10m x 3.79m)

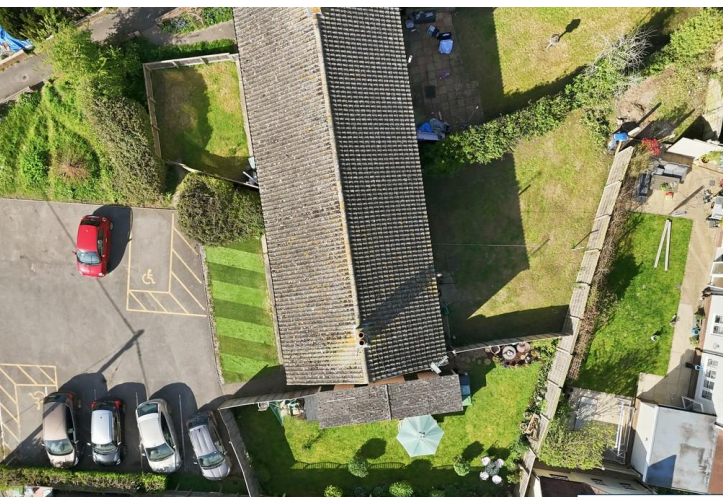
## BEDROOM 2

10' 3" x 10' 1" (3.14m x 3.09m)

## OUTSIDE

Attractive private garden with seating areas. Benefitting from a shed 3.14 x 1.63m and a further smaller shed attached measuring 1.63 x 0.83m.







Approx. 71.9 sq. metres (773.7 sq. feet)

### COUNCIL TAX BAND

Tax band B

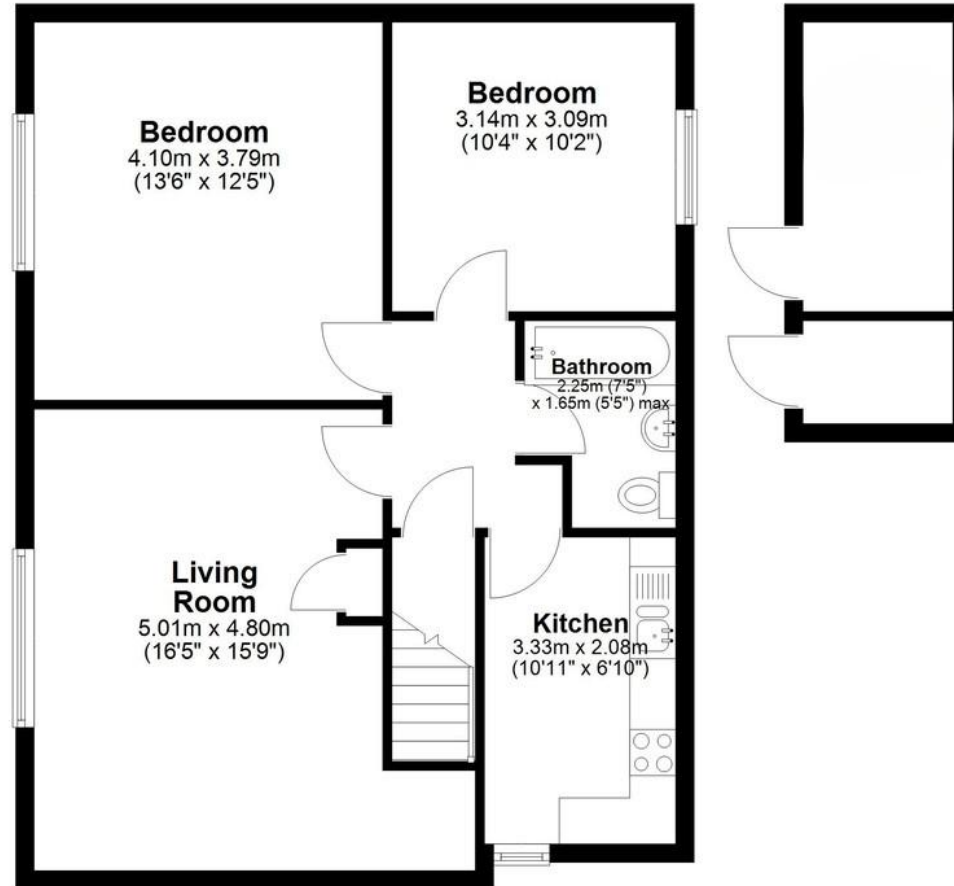
### TENURE

Leasehold

### LOCAL AUTHORITY

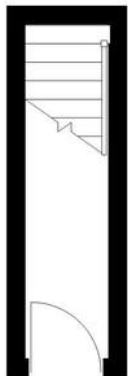
Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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. 3.3 sq. metres (35.4 sq. feet)



Total area: approx. 75.2 sq. metres (809.1 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.



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