PESTELL & Co

ESTABLISHED 1991

# TOMLINSON ROAD, FLITCH GREEN

## OFFERS IN EXCESS OF - £390,000

- 3/4 BEDROOM END-OF-TERRACE 3 STOREY HOUSE
- KITCHEN DINER WITH FRENCH DOORS TO REAR GARDEN
- FIRST FLOOR LIVING ROOM
- GROUND FLOOR CLOAKROOM
- EN-SUITES TO BEDROOM 1 AND BEDROOM 2
- FAMILY BATHROOM
- OFF STREET PARKING
- SINGLE GARAGE & CARPORT

A three storey 4 bedroom end-of-terrace home with 3 bathrooms. Comprising large entrance hall, cloakroom, ground floor family room/bedroom with large storage cupboard, kitchen dining room with French doors to the south-facing entertaining rear garden. Large living room, bedroom and family bathroom on first floor, en-suites to bedroom 1 and 2 on second floor. Outside there is a single garage and carport parking to the side of the property.

POSITANO
ALBERO DI LIMONE

With obscure panelled and glazed front door opening into;

**Entrance Hall**
With stairs to first floor landing, ceiling lighting, wood effect flooring, understairs storage cupboard, doors to rooms.

**Kitchen Diner 14'7" x 13'0" (4.44m x 3.96m)**
Comprising an array of eye and base level units and drawers, complimentary rolled work surfaces with tiled splashback, recess and plumbing for washing machine and dishwasher, integrated double-oven with 5-ring gas hob and extractor fan over, recess fridge-freezer, window to rear, French doors to patio and rear garden, inset ceiling downlighting, tiled flooring.

**Family Room/Bedroom 4 - 11'5" x 8'3" (3.48m x 2.51m)**
With window to front, ceiling lighting, wood effect flooring, large storage cupboard.

**Cloakroom**
Comprising a white suite with closed couple WC, pedestal wash hand basin, extractor fan, inset ceiling downlighting.

**First Floor Landing**
With window to front, stairs to second floor landing, doors to rooms.

**Living Room 14'7" x 13'0" (4.44m x 3.96m)**
Beautifully proportioned room with dual windows to rear, feature fireplace.

**Bedroom 3 - 9'10" x 8'1" (3m x 2.46m)**
With window to front, ceiling lighting.

**Family Bathroom**
Comprising of white suite with a panel enclosed bath, wall mounted shower, closed couple WC, wash hand basin with vanity unit under, heated towel rail, inset ceiling downlighting, tiled flooring.

**Second Floor Landing**
With door to airing cupboard, access to loft, doors to rooms.

**Bedroom 1 - 13'0" x 10'6" (3.96m x 3.2m)**
With window to rear, built-in triple wardrobe with sliding doors, door to;

**En-suite**
With large shower cubicle, closed couple WC, pedestal wash hand basin, extractor fan, window to rear, tiled flooring.

**Bedroom 2 - 11'11" x 11'5" (3.63m x 3.48m)**
With window to front, ceiling lighting, door to;

**En-suite**
With large shower cubicle, closed couple WC, pedestal wash hand basin, extractor fan, window to rear, tiled flooring.

# OUTSIDE

### The Front

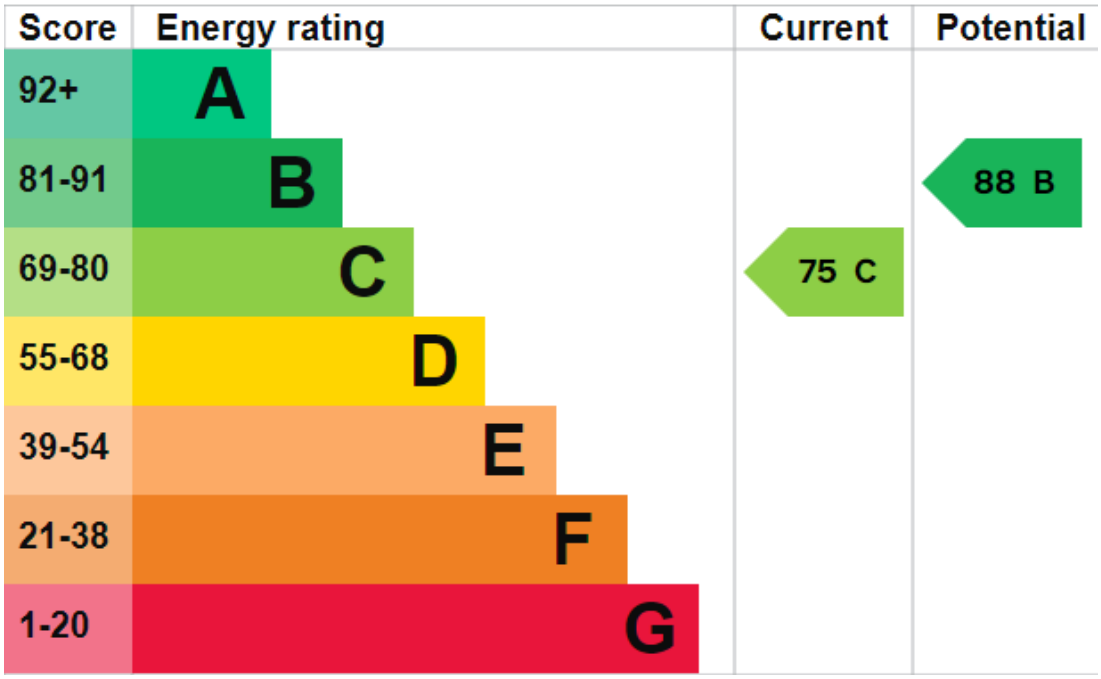
The front of the property enjoys off-street parking for 2 vehicles, further attached single garage with up-and-over door, lights supplied with separate personnel door access to;

### South-Facing Rear Garden

Laid primarily to lawn with shingle boarders and shrubs, small patio area can be found with outside lighting and water point, all retained by close boarded fencing.

# DETAILS

## EPC

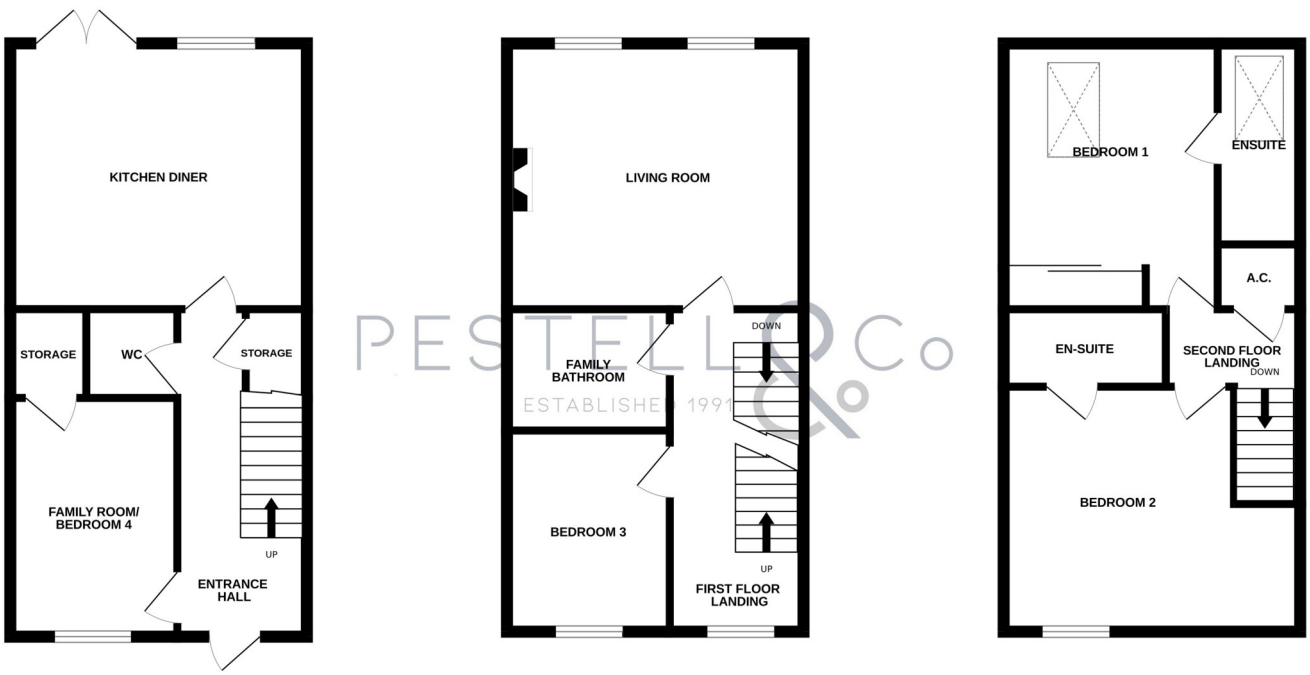



## FLOOR PLAN

GROUND FLOOR
423 sq.ft. (39.3 sq.m.) approx.

1ST FLOOR
417 sq.ft. (38.7 sq.m.) approx.

2ND FLOOR
420 sq.ft. (39.0 sq.m.) approx.




PESTELL & Co
ESTABLISHED 1991

TOTAL FLOOR AREA : 1260 sq.ft. (117.0 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

**Tomlinson Road** 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

29 Tomlinson Road, Flitch Green, Great Dunmow, Essex, CM6 3GH

## COUNCIL TAX BAND

Band E

## 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 provided in this brochure is accurate as of the date 18/10/2024. 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 34 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?

Want to change agent and get your property sold?

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

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?

WWW.PESTELL.CO.UK | GREATDUNMOW@PESTELL.CO.UK | 01371 879100