



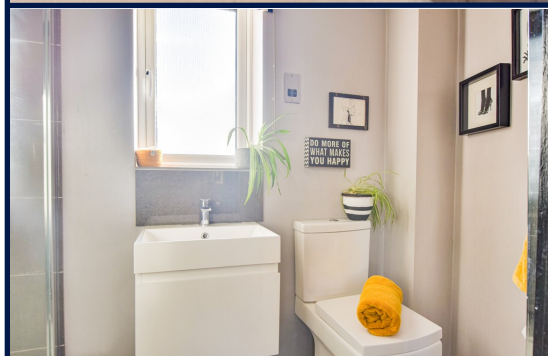
BAYNARD AVENUE, FLITCH GREEN

GUIDE PRICE – £399,000

- 3 BEDROOM MID-TERRACED HOUSE
- KITCHEN DINER WITH FRENCH DOORS TO REAR
- LARGE LIVING ROOM
- CONSERVATORY
- UTILITY ROOM
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN WARDROBES TO ALL BEDROOMS
- FOUR PIECE FAMILY BATHROOM
- 50FT SOUTH-FACING REAR GARDEN
- SINGLE GARAGE WITH PARKING SPACE IN FRONT

We are delighted to offer this 3 bedroom mid-terraced house, which is located on the popular Flitch Green development. The property boasts a large living room with feature fireplace, a conservatory, kitchen diner with French doors to rear, utility room and a cloakroom. There are 3 bedrooms, with an en-suite to the principal bedroom and built-in wardrobes to all bedrooms, as well as a four piece family bathroom. Externally, the property enjoys a south-facing rear garden, which is approximately 50ft in length and is laid to entertaining terrace, lawn and decking, a single garage and an off-street parking space.





With door opening into:

Entrance Hall

With ceiling lighting, smoke alarm, wall mounted fuseboard, stairs rising to first floor landing, wood effect luxury vinyl flooring, doors and openings to rooms.

Living Room 15'6" x 14'3"

With window to front, feature fireplace with stone surround and hearth, wall mounted radiator, ceiling lighting, TV and power points, fitted carpet, French doors leading to:

Conservatory 12'2" x 10'5"

Glazed on 2 aspects with French doors on the third, uPVC construction with polycarbonate roof, brick plinth, ceiling mounted lighting and fan, array of power points, tile effect laminate flooring.

Kitchen Diner 22'3" x 8'10"

With window to front and French doors leading out to rear entertaining terrace and south-facing garden beyond, kitchen comprising an array of eye and base level cupboards and drawers with complimentary walnut block rolled worksurface and glazed contemporary splashback, 1 1/2 bowl porcelain sink unit with mixer tap, undercounter oven with 4-ring stainless steel hob and extractor fan above, integrated dishwasher, inset ceiling downlighting and pendant lighting, flooring split into 2 sections of wood effect vinyl flooring and tile effect linoleum flooring, wall mounted radiators, power points, door into:

Utility Room

Comprising matching cupboards with walnut block rolled worksurface and tiled splashback, recess power and plumbing for washing machine, a recently installed wall mounted combination boiler, window to south facing rear garden, ceiling lighting, wall mounted chromium heated towel rail, tile effect linoleum flooring, door to:

Cloakroom

With close coupled WC, wall mounted wash hand basin with mixer tap, tiled splashback, ceiling lighting, wall mounted radiator, tile effect linoleum flooring.

First Floor Landing

With access to loft, ceiling lighting, storage cupboard with shelving, wall mounted radiator, power points, fitted carpet, doors to rooms.

Bedroom 1 – 13'7" x 11'2"

With built-in double wardrobe with hanging rail and shelving, further split double wardrobe with hanging rail and shelving, window to front, ceiling lighting, wall mounted radiator, power points, fitted carpet, door to:

En-suite

Comprising a fully tiled and glazed shower cubicle with integrated shower, wall mounted wash hand basin with mixer tap and tiled splashback, close coupled WC, inset ceiling downlighting, extractor fan, obscure window to rear, electric shaving point, wall mounted chromium heated towel rail, tiled flooring.

Bedroom 2 – 10'7" x 9'2"

With window to front, ceiling lighting, wall mounted radiator, power points, wood effect laminate flooring, wardrobe with hanging rail and shelf.

Bedroom 3 – 9'6" x 6'10"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, power point, wood effect linoleum flooring, built-in double wardrobe with hanging rails and shelves within and mirrored sliding doors.

Family Bathroom

Comprising a four piece suite of tile enclosed bath with mixer tap, vanity mounted wash hand basin with mixer tap and tiled splashback, close coupled WC, fully tiled and glazed walk-in shower cubicle with integrated shower, inset ceiling downlighting, extractor fan, obscure window to rear, electric shaving point, wall mounted heated towel rail, tiled flooring.

OUTSIDE

The Front

The front of the property is approached via a paved pathway with lavender slate to either side, wrought iron fencing and step to front door.

South-Facing Rear Garden

Approximately 50ft in length and is split into entertaining terrace, lawn and decking, all retained by close boarded fencing with mature tree and shrub borders, outside water point can also be found, personnel door into:

Single Garage

With up-and-over door, eaves storage, power and lighting. Parking space available in front of the garage.



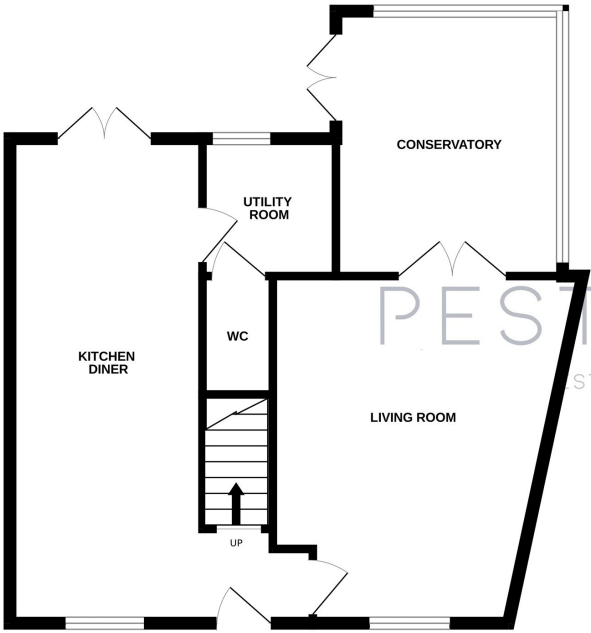
DETAILS

EPC

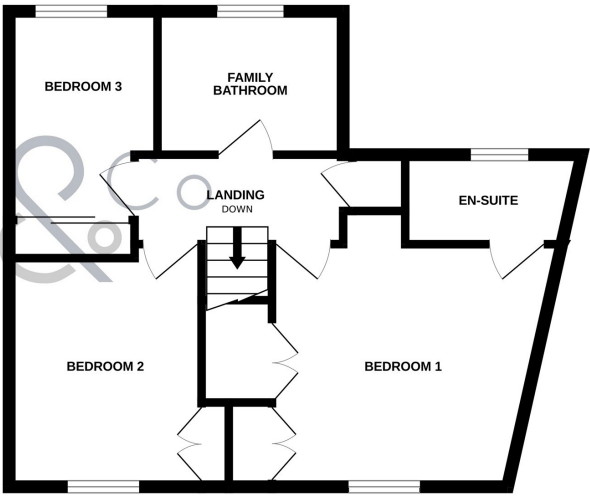
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
478 sq.ft. (44.4 sq.m.) approx.

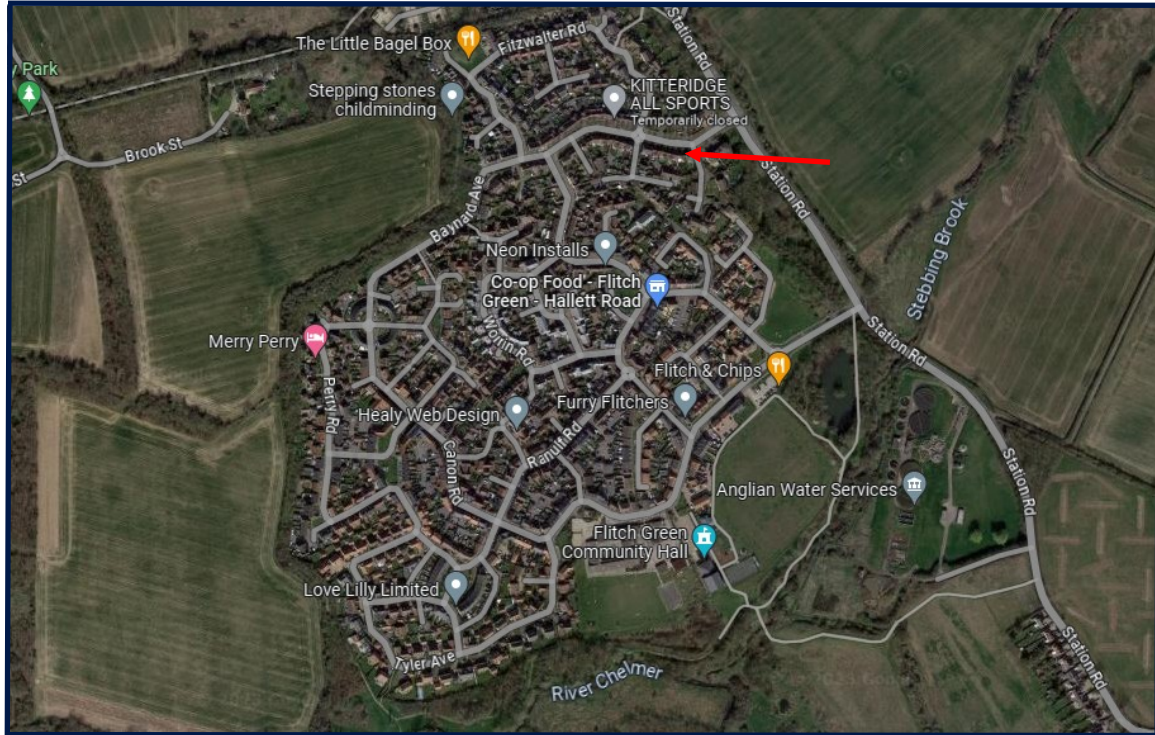


TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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

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

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 supplied in this brochure is accurate as of the date 01/12/2025. 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

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ESTABLISHING OURSELVES AS LEADING LOCAL AGENTS FOR OVER 33 YEARS!



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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?