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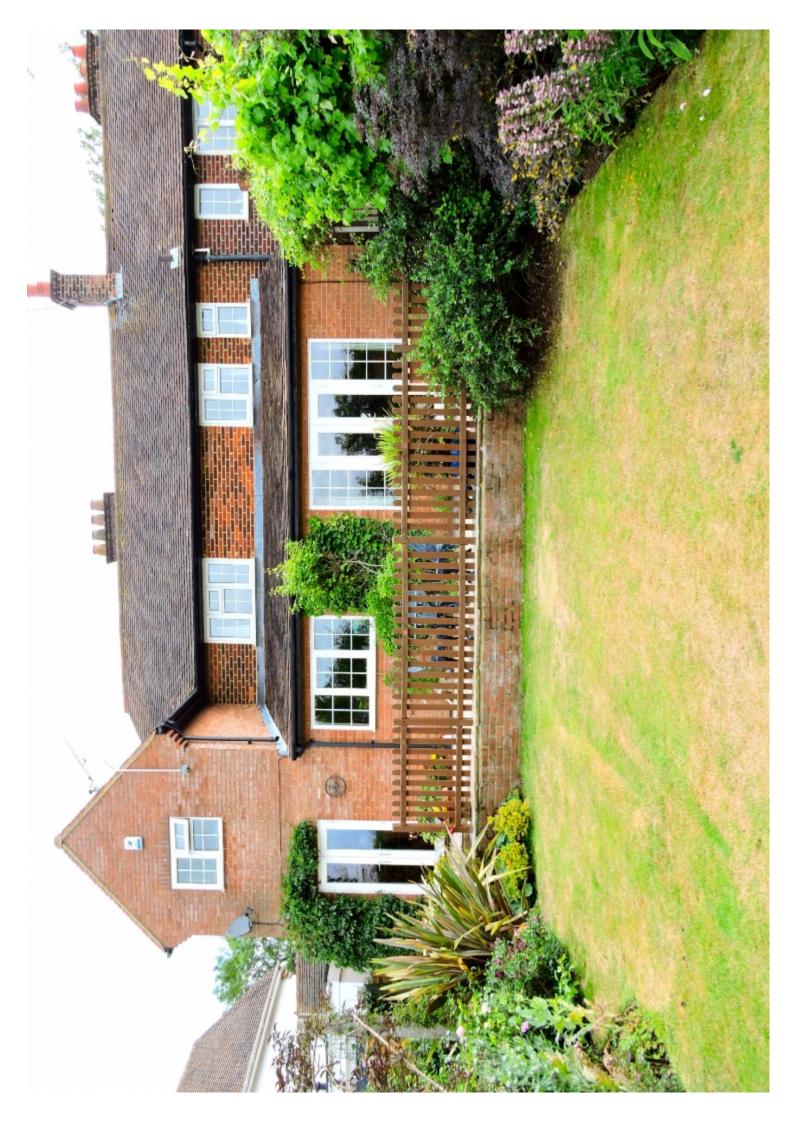
# 39, Station Road, Felsted

£549,995 Sold

A fantastic 1920's four bedroom semi detached property situated on the western fringe and within easy walking distance of Felsted village. EPC rating D

Quality from home to home

andersonsproperty.com



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## **Overview Summary**

A fantastic 1920's four bedroom semi detached property situated on the western fringe and within easy walking distance of Felsted village. EPC rating D

## Key features

- Characterful Semi
- 4 Bedrooms
- Large Kitchen/Breakfast Room
- Study
- En Suite Bathroom & Family Bathroom

- Walk to Village Shop and Schools
- Off Road Parking for several cars
- Immaculately Presented
- Large rear garden
- Countryside views

### Local area

Felsted is a much sought after village, most popular for its schools that include Prep and Public and county primary. Local amenities cater for all your daily needs and include a village shop with Post Office, Doctors' surgery, shops, pubs, restaurants, cafe, Parish church, British Legion hall and various clubs and activities catering for all age groups. A regular bus services runs to Dunmow, Braintree and Chelmsford where the latter two towns offer main line rail link to London Liverpool Street station. The A120 with its connection to M11 is a few minutes drive and Stansted Airport is approximately 9 miles to the west.

## Schools & Transport

- New Hall School, 7.35 Miles
- Flitch Green Primary School, 0.49 Miles
- Chelmsford County High Schools, 8.05 Miles
- Felsted School, 0.58 Miles
- Stansted Airport, 7.39 Miles

- Felsted Primary School, 1.13 Miles
- Felsted Preparatory School, 0.58 Miles
- King Edward VI Grammar School, 8.26 Miles
- Helena Romanes School , 3.53 Miles
- Chelmsford Railway Station, 8.48 Miles

#### **Further Details**

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel 01799 510510

Total Sq Ft: 1367 (127 Sq M) approx

Felsted office: 01371 822122

AGENTS NOTES: These particulars have been prepared in all good faith to give a fair overall view of the property, but should NOT be relied upon as statements of fact. If any points are particularly relevant to your interest in the property please ask for further information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars shall be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. It should not be assumed that any of the contents, furnishings/furniture etc. photographed are included in the sale, nor that the property remains as displayed in the photographys. No assumptions should be made with regard to parts of the property that have not been photographed. Any areas, measurements or distances referred to are given as a GUIDE ONLY and are not precise. It should not be assumed that the property has all the necessary planning permissions, building regulations or other consents, and where any reference is made to planning permissions or potential uses such information is given in good faith. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. The information in these particulars is given without responsibility on the part of Andersons or their Clients. The particulars do not form any part of an offer or a contract and neither Andersons nor its employees has any authority to make or give any representations or warranty whatsoever in relation to this property.





This style of property is very sought after in the village. Built in the 1920s and oozes character, a large rear garden backing onto open fields is a haven for the children and the accommodation with approximate room sizes briefly comprises a solid wood entrance door giving access to the entrance hall.

#### **ENTRANCE HALL**

A spacious hallway with stairs rising to the first floor and large storage cupboard under, ceiling light fitting, power points, smoke detector, radiator, doors to lounge and study.

#### STUDY 11'9 x 9'0 (3.64m x 2.74m)

A very light study with UPVC double glazed window to the front elevation, radiator, ceiling spotlights, wooden flooring, power points.

#### LOUNGE 20'0 x 14'2 (6.11m x 4.34m)

Again, a very bright room having double opening French doors giving access to the garden, wall mounted light fittings and ceiling spotlights, feature wood burning stove set in exposed brick chimney and tiled hearth, radiators, wooden flooring, power points, door to kitchen/breakfast room.

#### KITCHEN/BREAKFAST ROOM 18'0 x 14'7 (5.49m x 4.48m)

A well equipped kitchen comprising high gloss black granite working surfaces incorporating butler sink and cut in drainer, granite splash backs, range of drawers and cupboards under, stainless steel Rangemaster electric range style oven with 5-ring gas hob and hotplate, stainless steel double extractor fan over, complement of wall mounted cupboards, double glazed window to the rear elevation, affording fine views of the garden and countryside beyond, ample power points, integrated dishwasher, ceiling extractor fan, ceiling light fittings, radiators, wall mounted light fittings, French doors leading out to the garden from the dining area, tiled flooring.

#### CLOAKROOM

There is a rear lobby/cloaks area giving access to the cloakroom that comprises low level WC, wall mounted wash hand basin with tiled splash back, ceiling light fitting, obscure double glazed window to the side elevation, radiator, tiled flooring.

#### UTILITY ROOM 8'6 x 5'4 (2.63m x 1.64m)

A very practical room having granite working surfaces with butler sink, range of cupboards under and complement of matching wall cupboards, space and plumbing for washing machine and tumble dryer, radiator, tiled flooring.

#### FIRST FLOOR LANDING

A turning staircase from the entrance hall that has a large double glazed window half way up rises to a fabulous spacious landing area with double height vaulted ceiling, ceiling spotlights, smoke detector, access to loft storage space, power points, radiator, airing cupboard, doors to all bedrooms and the family bathroom.

#### FAMILY BATHROOM 9'5 x 4'9 (2.88m x 1.47m)

Obscure glazed window to the rear elevation, ceiling spotlights, white suite comprising low level WC, claw footed free standing bath with mixer taps and shower attachment, pedestal wash hand basin, heated towel ladder, part tiled walls, tiled flooring.





#### BEDROOM (4) 8'7 x 7'6 (2.66m x 2.33m)

A pretty single bedroom having double glazed window to the rear elevation, again, affording lovely views of the countryside and garden, ceiling light fitting, radiator, power points.

#### BEDROOM (3) 10'1 x 8'7 (3.07m x 2.65m)

A good size double bedroom with double glazed window to the rear elevation, bank of built in wardrobes, radiator, ceiling light fitting, power points.

#### BEDROOM (2) 10'1 x 9'7 (3.07m x 2.95m)

A very light and spacious double bedroom having double glazed window to the front elevation, ceiling light fitting, radiator, power points, bank of built in wardrobes.

#### MASTER BEDROOM 18'1 into dressing area x 14'7 (5.52m into dressing area x 4.49m)

A lovely master suite comprising an initial dressing area with large bank of built in wardrobes, ceiling spotlights, further into the bedroom with a double glazed window to the front elevation, wall and ceiling light fittings, power points, radiator, door to en suite bathroom.

#### EN SUITE BATHROOM

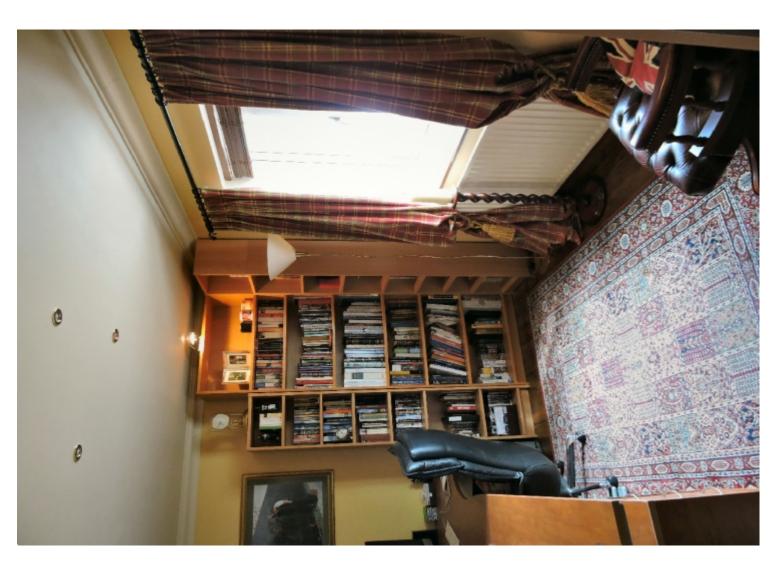
White suite comprising free standing claw footed bath, pedestal wash hand basin, low level WC, part tiled and panelled walls, tiled flooring, heated towel ladder, shaver point, ceiling spotlights, extractor fan, obscure double glazed window to the rear elevation.

#### **OUTSIDE**

The front of the property has a very large shingle driveway providing ample off road parking with a natural hedgerow boundary to one side affording side access to the rear garden and a brick wall to the other, specimen trees, small area of lawn and attractive shrub border retained by a low brick wall.

The rear garden can be accessed from either the lounge or the dining area of the kitchen and to the immediate rear is an attractively designed patio seating area that gradually steps down to the main garden that is beautifully maintained and well established with flower and shrub beds and borders. The side boundaries are timber panel fencing with a mix of hedging and mature trees and picket fence with gate at the rear gives access to the open countryside beyond.

The property is serviced by mains drainage and gas central heating.











#### **Energy Performance Certificate**

#### 39, Station Road, Felsted, DUNMOW, CM6 3HD

Reference number: 0258-1000-7227-2804-4040 Type of assessment: RdSAP, existing deeting Total floor area: 127 m² Dwelling type: Sem-detached house Date of assessment: 05 March 2014 Date of certificate: 04 June 2014

#### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
   Find out how you can save energy and money by installing improvement reseaures

| Estimated energy costs of dwelling for 3 years: Over 3 years you could save |                      |                      | £ 3,549                  |  |  |
|---|----------------------|----------------------|--------------------------|--|--|
|   |                      |                      | £ 1,017                  |  |  |
| Estimated energy costs of this home   |                      |                      |                          |  |  |
|   | Current costs        | Potential costs      | Potential future savings |  |  |
| Lighting  | £ 381 over 3 years   | £ 201 over 5 years   |                          |  |  |
| Heating   | £ 2,775 over 3 years | £ 2,088 over 3 years | You could                |  |  |
| Hot Water   | £ 393 over 3 years   | £ 243 over 5 years   | save £ 1,017             |  |  |
| Totals  | £ 3,549              | £ 2,532              | over 3 years             |  |  |

These figures show how much the everage household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and coolers, and electricity generated by microgeneration.

Energy Efficiency Rating

# Current Potential 83 82

The graph shows the current energy efficiency of your

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wates is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

| Top actions you can take to save money and make your home more efficient |                 |                                 |                              |  |  |
|--|-----------------|---------------------------------|------------------------------|--|--|
| Recommended measures   | Indicative cost | Typical savings<br>over 3 years | Available with<br>Green Deal |  |  |
| 1 Increase loft insulation to 270 mm                                     | £100 - £350     | £ 110                           | 0                            |  |  |
| 2 Cavity wall insulation   | £500 - £1,500   | £ 414                           | 0                            |  |  |
| 3 Floor Insulation   | £800 - £1,200   | € 208                           | 0                            |  |  |

See page 3 for a full list of recommendations for this property.

To find our more about the recommended measures and other actions you could take foday to save money, visit
www.gbrushis.edgy.gridinis-calculation or call 6309 122 1224 (blandard national ratio). The Green Deal may enable you to





