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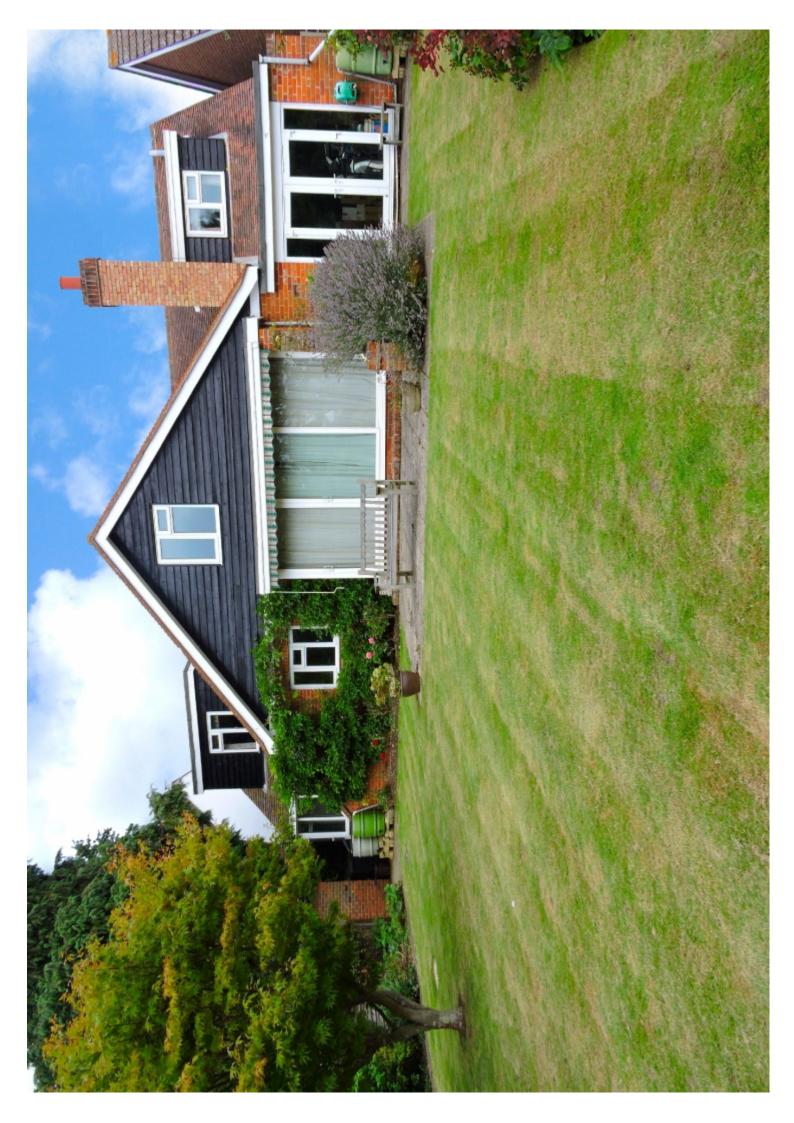
Ashley, Chelmsford Road, Felsted

£695,000 Sold

A deceptively spacious 4 bedroom detached chalet style bungalow. In need of refurbishment and some modernisation it is situated within easy access of the village shop and local schools. EPC rating E

Quality from home to home

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Overview Summary

A deceptively spacious 4 bedroom detached chalet style bungalow. In need of refurbishment and some modernisation it is situated within easy access of the village shop and local schools. EPC rating E

Key features

- Versatile accommodation
- 4 Reception Rooms
- Ground Floor Bedroom with En Suite
- Fabulous Views
- Double Length Garage

- Refurbishment Project
- Walk to Village Shop and Schools
- Excellent commuter links
- Large and Well Maintained Rear Garden
- Off Road Parking for several cars

Local area

The property is situated in Chelmsford Road and is within walking distance of the village shop and local amenities. These cater for all your daily needs and include reputable schools, shops, cafe, restaurants and pubs, a Doctors' surgery and Parish church. There are numerous clubs and activities catering for all age groups. A regular bus service runs to Dunmow, Braintree and Chelmsford where the latter two towns offer a wider selection of shopping and leisure facilities and a mainline rail link to London Liverpool Street station. The A120 with its connection to M11 is a few minutes drive and Stansted airport is approximately 8 miles to the west.

Schools & Transport

- New Hall School, 7.04 Miles
- Helena Romanes School, 3.93 Miles
- King Edward VI Grammar School, 8.04 Miles
- Felsted Primary School, 0.90 Miles
- Stansted Airport, 7.74 Miles

- Felsted School, 0.42 Miles
- Chelmsford County High Schools, 7.83 Miles
- Felsted Preparatory School, 0.07 Miles
- Chelmsford Railway Station, 8.26 Miles
- Bishop Stortford College, 12.27 Miles

Further Details

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel 01799 510510

Total Sq Ft: 2,217 (206 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.





Ashley is a deceptively spacious chalet bungalow with open plan living space on the ground floor and flowing versatile accommodation and with approximate room sizes briefly comprises a solid wood entrance door with obscure glazed panel giving access to the entrance lobby that has cork tiled flooring, radiator, ceiling light fitting, further solid wood door to the dining area and the main living area of the house.

DINING AREA 11' x 10'10 (3.35m x 3.30m)

A lovely open space with large UPVC double glazed bay window to the front elevation, open tread staircase rising up to the first floor landing, ceiling light fitting, radiators, power points, steps up to the main living area, obscure glazed door to the study.

MAIN LIVING AREA 19'1 x 14'1 (5.79m x 4.29m)

A bright and spacious area having part wood panelled walls, exposed ceiling timbers and brickwork, a lovely feature cast iron wood burning stove with quarry tiled hearth, radiator, inset ceiling spotlights, TV and power points, steps down to the sun room and kitchen area, door to ground floor bedroom.

GARDEN/SUN ROOM 14' x 8' (4.27m x 2.44m)

A beautiful room having sliding patio doors giving access to the rear gardens and terrace, power points and central heating thermostat.

KITCHEN 15'1 x 9'1 (4.60m x 2.77m)

A fully fitted kitchen comprising tiled working surfaces incorporating inset stainless steel double bowl sink with single drainer, range of drawers and cupboards under with space for dishwasher and cooker, further space for fridge/freezer. A complement of wall mounted cupboards, a large breakfast bar with radiator under, tiled splash backs, inset ceiling spotlights, door to a walk in shelved pantry, UPVC double glazed window to the rear elevation, doors to rear hallway and utility room.

UTILITY ROOM

A useful room have part tiled walls, sliding timber and glazed door, window to the side elevation, radiator, wall mounted cupboards, roll edge working surface with stainless steel double bowl sink and drainer, ceiling light fitting, space and plumbing for washing machine and tumble dryer, power points.

REAR HALLWAY/BOOT ROOM 9'1 x 4'1 (2.77m x 1.24m)

A very useful area that has part glazed walls and a timber and glazed door giving access to the rear garden, ceiling light fitting, power point and radiator.





STUDY 12'1 x 10'1 (3.63m x 3.07m)

A lovely sized room at the front of the property having a bay window overlooking the front elevation, ceiling strip light, radiators, power points.

GUEST BEDROOM (4) 12'10 x 12'1 3.91m x 3.63m)

A delightful ground floor double bedroom, perfect for guests or elderly relatives, having UPVC double glazed window to the front elevation, ceiling light fitting, power points.

SHOWER ROOM

Fully tiled enclosed shower cubicle, radiator, vanity unit with inset sink and cupboard under, shaver point, ceiling light fitting, UPVC double glazed window to the side elevation, door to separate WC.

SEPARATE WC

White low level WC with hidden cistern, small UPVC double glazed window to the side elevation, ceiling light fitting.

FIRST FLOOR LANDING

A spacious landing area having storage cupboards, radiator, inset ceiling spotlights, doors to bedrooms 1, 2, 3, and the family bathroom.

BEDROOM (1) 16'1 x 11'10 (4.90m x 3.61m)

A lovely double bedroom with UPVC double glazed window overlooking the rear garden and the countryside beyond, bank of fitted wardrobes, radiators, ceiling and wall mounted light fittings, power points, vanity unit with inset sink and cupboard under.

BEDROOM (2) 16' x 15'1 (4.88m x 4.60m)

A double bedroom to the front of the property having UPVC double glazed window overlooking the front elevation, wall mounted wash hand basin, power points, wall mounted light fittings, storage cupboards, radiator.

BEDROOM (3) 16' x 15'1 4.88m x 4.60m)

A delightful double bedroom having UPVC double glazed window to the rear elevation, affording fabulous views of the garden and open countryside, wall mounted wash hand basin, power points, wall mounted light fittings, radiator, storage cupboards.

FAMILY BATHROOM 15'2 x 8' 4.62m x 2.44m)

A large split level bathroom having wood panelled walls, storage cupboards, a white suite comprising, panel enclosed bath with mixer tap and shower attachment, shower screen, vanity unit with inset sink and cupboard under, heater towel ladder, UPVC double glazed window to the rear elevation, ceiling light fitting.

SEPARATE WC

White low level WC with hidden cistern, panelled walls, UPVC double glazed window to the side elevation, vanity unit with inset wash hand basin and cupboard under, ceiling light fitting.

OUTSIDE

To the front of the property is a large in and out driveway with an attractive raised flower bed, a double length garage (measuring 10'1 x 33') with up and over door, power and light connected and side access to the rear garden. The garden is a real feature of the property and to the immediate rear is a large terraced area and rear access to the garage. The garden is mainly laid to lawn with some beautiful mature trees and wonderful shrub borders as well as a greenhouse and stunning open views across the open countryside.











Energy Performance Certificate

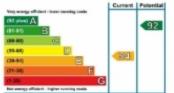
Ashley, Chelmsford Road, Felsted, DUNMOW, CM6 JEP

Dwelling type: Detached bungslow Date of assessment: 24 March 2017 Date of certificate: 27 March 2017 2748-7024-7257-5803-8994 RdSAP, existing dwelling 206 mf Type of assessment: Total floor area:

- 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 measures

Estimated energy costs of dwelling for 3 years:		£ 6,735			
Over 3 years you could save					
Estimated energy costs of this home					
Current costs	Potential costs	Potential future savings			
£ 492 over 3 years	£ 291 over 5 years				
£ 5,757 over 3 years	£ 2,787 over 3 years	You could			
£ 486 over 3 years	£ 354 over 5 years	save £ 3,273			
€ 6,735	£ 3,462	over 3 years			
	save sts of this home Current cests £ 482 ever 3 years £ 5,757 over 3 years	Street			

These figures show how much the average household would spend in this property for hearing, 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 cookers, and electricity generated by microgeneration.



The graph shows the current energy efficiency of you

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 Wales is band \square (rating 60).

The EPC rating shows 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 over 3 years	Available with Green Deal	
1 Room-is-reof insulation	£1,500 - £2,700	£ 1,050	0	
2 Cavity wall insulation	£500 - £1,500	£ 504	0	
3 Floor insulation (suspended floor)	£800 - £1,200	£ 390	0	



Ashley Approximate Gross Internal Area (Including Eawes Storage) = 259,9 sq m / 2797 sq ft Garage = 40.4 sq m / 435 sq ft Total = 300.3 sq m / 3232 sq ft First Floor Ground Floor

