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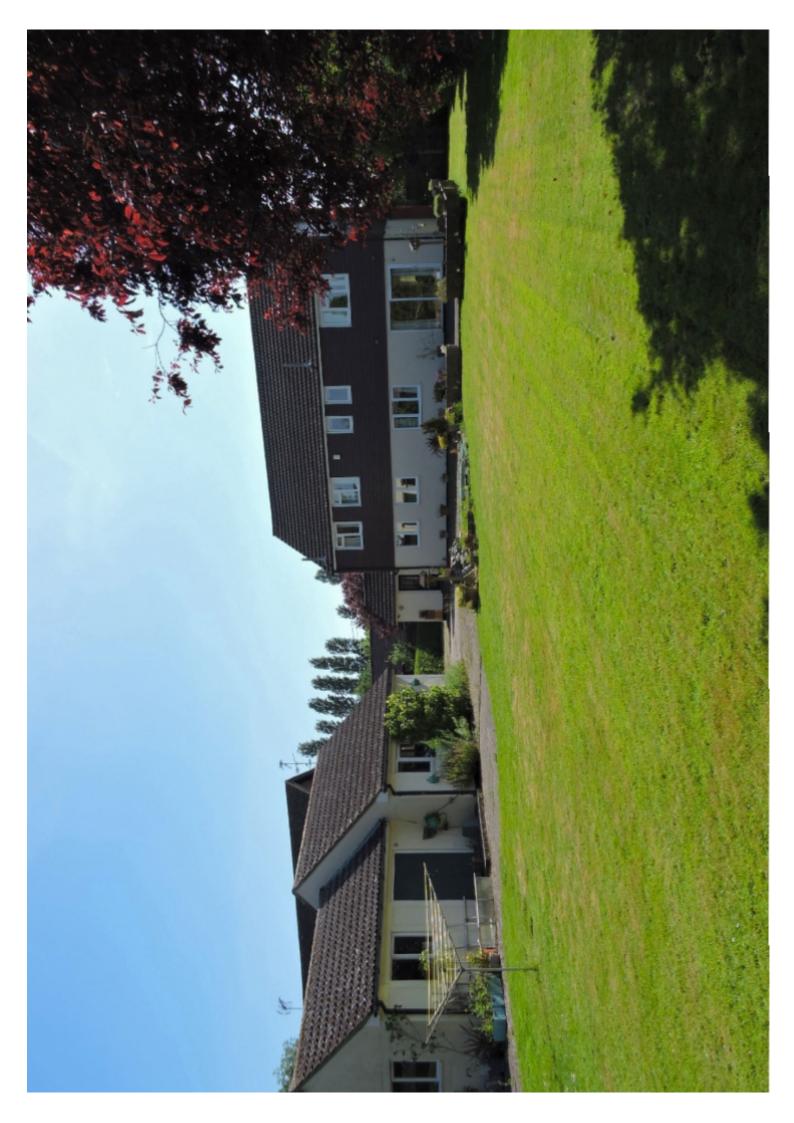
Little Down, Watch House Green, Felsted

£795,000 Sold

A fabulous opportunity to acquire a detached 4 bedroom family house with just under an acre within walking distance of Felsted Primary school. EPC rating E

Quality from home to home

andersonsproperty.com



Little Down, Watch House Green, Felsted

£795,000 Sold

Overview Summary

A fabulous opportunity to acquire a detached 4 bedroom family house with just under an acre within walking distance of Felsted Primary school. EPC rating E

Key features

- Walk to Primary School
- 3 Reception Rooms
- Kitchen/Breakfast room
- 5 Bedrooms

- Approx 1 Acre plot
- Excellent commuter links
- Immaculately Presented

Local area

Felsted has a thriving community and offers local amenities to cater for you daily needs; to include village shop with Post Office, excellent schools, Dr surgery with Pharmacy, Parish Church, British Legion. Regular bus service to the larger towns close by for rail link to Liverpool Street station. The A120 is a few minutes drive for its connection o M11 and A12 and Stansted airport is approximately 8 miles to the West.

Schools & Transport

- New Hall School, 7.31 Miles
- Whipper-Snappers, 0.01 Miles
- King Edward VI Grammar School, 8.60 Miles
- Felsted School, 0.67 Miles
- Chelmsford Railway Station, 8.80 Miles

- Felsted Primary School, 0.14 Miles
- Chelmsford County High Schools, 8.37 Miles
- Helena Romanes School , 4.40 Miles
- Stansted Airport, 8.37 Miles
- Felsted preparatory school, 0.86 Miles

Further Details

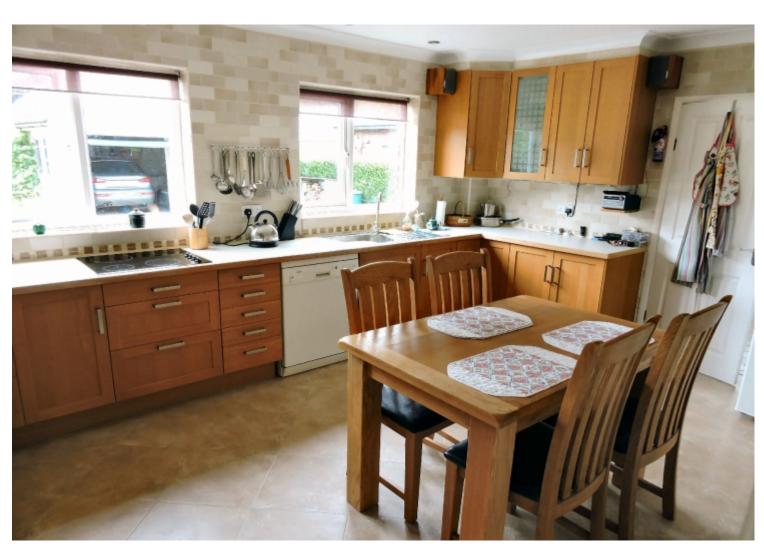
Tenure: Freehold

Local Authority: Uttlesford District Council: Tel 01799 510510

Total Sq Ft: 2142 sq ft(199 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 is a fabulous property, perfect for a growing family moving to Felsted and with approximate room sizes the accommodation comprises solid wood entrance door giving access to the entrance porch with obscure glazed side panels and at the top of the door, ceramic tiled flooring, ceiling light fitting, double opening obscure glazed doors leading through to the entrance hall.

ENTRANCE HALL 15' x 11' max (4.85m x 3.40m)

A lovely spacious entrance hall where doors lead to the lounge, dining room, study, cloakroom and kitchen/breakfast room, a turning staircase with half landing rises to the first floor with large storage cupboard under, radiator, ceiling light fittings, power points.

KITCHEN/BREAKFAST ROOM 15'9 x 11'1 (4.8m x 3.39m)

A fully fitted kitchen has timber edged working surfaces incorporating Neff 4-ring ceramic hob, inset stainless steel single bowl and drainer, range of drawers and cupboards under, built in double oven, space for dishwasher, door to utility room, inset ceiling spotlights, tiled splash backs, complement of matching wall mounted cupboards, two UPVC double glazed windows to the rear elevation overlooking the very large garden, radiator, power points, Karndean tiled flooring.

UTILITY ROOM 8'4 x 8' (2.56m x 2.45m)

This useful utility room has a timber and glazed door to the rear elevation and UPVC double glazed windows to both the front and side elevations, roll edged working surfaces with stainless steel single bowl and drainer, space for washing machine and tumble dryer, the Camray Quartet oil fired boiler, ceramic tiled flooring, ceiling strip light, tiled splash backs, ample power points.

CLOAK/SHOWER ROOM

Ceramic tiled flooring and walls, a white suite comprising low level WC, wall mounted wash hand basin, corner shower cubicle with power shower and curved glazed door, water softener, obscure UPVC double glazed window to the front elevation, ceiling light fitting, radiator.

STUDY 12'2 x 11'1 (3.7m x 3.39m)

An extremely useful and bright study having UPVC double glazed windows to both front and side elevation, ceiling light fitting, radiator, power points.

DINING ROOM 12'2 x 11'1 (3.71m x 3.39m)

This lovely bright and airy dining room has UPVC double glazed window to the rear elevation affording a lovely view of the garden, timber and glazed internal French doors leading through to the lounge, ceiling light fitting, radiator, power points.

LOUNGE 26'5 x 12'6 (8.07m x 3.83m)

A delightful large lounge has a feature log burning fireplace with cast iron log burning stove with stone surround and hearth, UPVC double glazed window to both the front and side elevations, large UPVC double glazed sliding patio doors to the rear elevation, giving access to the rear terrace and garden, wall mounted and ceiling light fittings, two radiators, power points.





FIRST FLOOR LANDING

A spacious landing having doors to all 4 bedrooms and the family bathroom, a large storage cupboard, ceiling light fitting, access to loft storage space, power points, alarm control panel.

MASTER BEDROOM 15'7 x 12'7 (4.76m x 3.86m)

This charming master bedroom has large UPVC double glazed window to the rear elevation giving a fine outlook over the garden, large built in wardrobes and built in corner dressing table area, wall mounted spotlights and ceiling spotlight track, radiator, power points, door to en suite shower room.

EN SUITE SHOWER ROOM

A white suite comprising low level WC, vanity unit with inset wash hand basin, corner shower cubicle with power shower and curved glazed door, ceramic tiled flooring and walls, heated towel ladder, obscure double glazed window to the rear elevation, inset ceiling spotlights.

BEDROOM (2) 16' x 11'2 (4.87m x 3.40m)

Another spacious double bedroom with two UPVC double glazed windows to the front elevation, ceiling spotlight cluster, radiator, power points.

BEDROOM (3) 13'9 x 11'3 (4.2m x 3.44m)

Further double bedroom with two UPVC double glazed windows to the rear elevation, double radiator, ceiling light fitting, large airing cupboard, built in wardrobe, power points.

BEDROOM (4) 12'8 x 10'4 (3.86m x 3.16m)

A lovely fourth double bedroom having UPVC double glazed window to the front elevation, radiator, ceiling light fitting, power points.

FAMILY BATHROOM

A white suite comprising low level WC, vanity unity with inset wash hand basin, panel enclosed bath with mixer tap and shower attachment, fully tiled walls and floor, UPVC obscure double glazed window to the rear elevation, heated towel ladder, ceiling spotlight cluster.

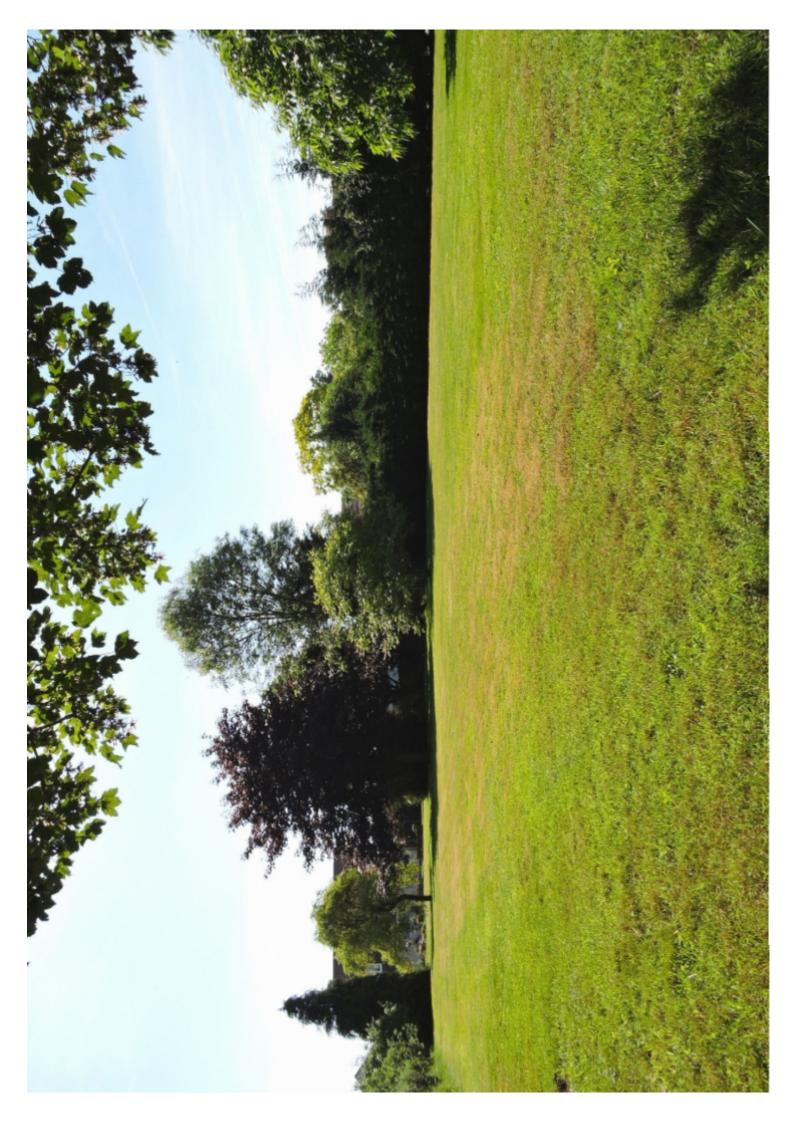
OUTSIDE

The property is nicely set back from the road and approached through a five bar gate and a large block paved drive, a nice area of lawn with shrub borders, a number of large trees to include an oak tree and boundaries of mature hedges and panel enclosed fencing. The paving continues along the side of the house giving access to the rear garden and the large double garage with up and over doors, power and light connected. The rear garden is delightful and is mainly laid to lawn, the block paving continues round to form a lovely terraced seating area, there is a feature pond with a rockery area, there are numerous trees, a greenhouse with vegetable garden, at the very bottom of the garden is a large outbuilding that was once a workshop having two sets of double doors and housing all the garden equipment and to the rear of the garage is a further large storage shed and workshop with power and light connected and side access doors and windows. The garden is very private and the boundaries are established mature hedging and timber panel fencing. The outside of the property and the gardens are a real feature and the whole plot measures approximately 1 acre (stls).

The property is serviced by mains drainage, electricity and oil fired central heating.











Energy Performance Certificate

Little Down, Watch House Green, Felsted, DUNMOW, CM6 JEF

Dwelling type: Detached house Date of assessment: 09 June 2018 Date of certificate: 09 June 2018 Reference number: Type of assessment: Total floor area: RdSAP, existing dwelling 199 m²

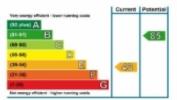
Use this document to:

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 measures

Estimated energy costs	£ 2,151			
Over 3 years you could save				
Estimated energy costs of this home				
	Current costs	Potential costs	Potential future savings	
Lighting	£ 294 over 3 years	£ 294 over 5 years	You could	
Heating	£ 3,984 over 3 years	£ 2,394 over 3 years		
Hot Water	£ 771 over 3 years	£ 210 over 3 years	save £ 2,151	
Totals	£ 5,049	€ 2,898	over 3 years	

These figures show how much the average 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 used for running appliant like TVs, computers and content, and electricity generated by microgeneration.

Energy Efficiency Rating



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 D (vating 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 incividual occupants.

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	
Increase loft insulation to 270 mm	£100 - £350	£417	
Floor insulation (suspended floor)	£800 - £1,200	£ 381	
Increase hot water cylinder insulation	£15 - £30	£ 75	

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

To find out more about the recommended measures and other actions you could take today to save money, visit, www.gov.ubineergy-grants-calculator or call 6000 123 1234 (standard automaticate). The Green Deal may enable you.

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