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# West Brackendale, Braintree Road, Felsted

## £499,995 Under Offer

A deceptively spacious 4 bedroom semi close to the village centre within easy walking distance to the schools and amenities EPC rating D

Quality from home to home

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### **Overview Summary**

A deceptively spacious 4 bedroom semi close to the village centre within easy walking distance to the schools and amenities EPC rating D

## Key features

- 3 Reception Rooms
- Large Kitchen/Breakfast Room
- Ground Floor Wet Room
- Recently decorated throughout
- En Suite and Family Shower Room

- Walk to Village Shop and Schools
- Farmland views
- Detached Office / Workshop / Studio
- Off Road Parking for several cars
- Large rear garden

# Local area

Felsted is a thriving North Essex village popular for its Prep and Public schools. Local amenities cater for all your daily needs and there are various clubs and activities for all ages. The A120 is a few minutes drive for its connection to M11 and nearby towns of Chelmsford and Bishops Stortford offer a wider selection of shopping and leisure facilities and main line rail link to London Liverpool Street. Stansted airport is approximately 8 miles to the West.

# Schools & Transport

- New Hall School, 7.12 Miles
- Whipper-Snappers, 0.51 Miles
- Felsted Preparatory School, 0.41 Miles
- Chelmsford County High Schools, 8.05 Miles
- Chelmsford Railway Station, 8.48 Miles

- Felsted Primary School, 0.39 Miles
- Felsted School, 1.07 Miles
- Helena Romanes School, 4.16 Miles
- King Edward VI Grammar School, 8.27 Miles
- Stansted Airport, 8.04 Miles

# Further Details

Tenure: Freehold Local Authority: Uttlesford District Council. 01799 510510 Total Sq Ft: 1,507 sq ft (140 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 photograph/s. 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 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.





West Brackendale has a fabulously light ground floor which flows round the property with internal fully glazed double opening French doors dividing the rooms and giving a real feeling of openness. The 1500 sq ft accommodation is immaculately presented, modern and very recently redecorated throughout. The third reception room is perfect for a ground floor bedroom, having access to the shower/wet room for easy convenience. The hidden "Studio" is a haven at the bottom of the garden and could have so many different uses. So, with approximate room sizes the accommodation in greater detail comprises a covered storm porch with part glazed entrance door giving access to the entrance hall.

#### **ENTRANCE HALL**

Lovely bright and spacious entrance hall inviting you in to look round further to the kitchen, then further on to the glazed double opening doors to the living room and door to the third reception room. This is the room that has the potential to be a ground floor bedroom if needed and then, coming back up to the utility room and the wet room. Tucked away round the corner is the turning staircase to the first floor that has a fabulous use of space by installing a very spacious airing cupboard with the water tank and power shower control system, into a void half way up the stairs. Wooden flooring, inset ceiling spotlights, power points, radiator.

#### KITCHEN/BREAKFAST ROOM 13'10 x 12'10 (4.22m x 3.91m)

This bright modern kitchen has a lovely large double glazed box window to the front elevation, roll edge beech effect working surfaces incorporating a stainless steel sink and drainer, 5 ring range style cooker with double oven and extractor over, part tiled walls, under cupboard lighting, range of drawers and cupboards under, space for dishwasher and space for large fridge/freezer, complement of wall mounted cupboards, inset ceiling spotlights, power points, telephone point, radiator and a continuation of the wooden flooring, large under stairs storage cupboard.

#### LIVING ROOM 19'7 x 10'4 (5.97m x 3.15m)

A really delightful room with feature cast iron multi fuel burner with slate hearth, the double opening internal doors to the entrance hall, full height glazed sliding doors to the dining room as well as a large open walk way through, TV aerial connection point, power points, telephone point, radiator, ceiling and wall mounted light fittings, alcoves to either side of the chimney breast to create storage areas, wooden flooring continues through.

#### DINING ROOM 16'0 x 7'4 (4.88m x 2.24m)

Fabulous outlook of the rear garden whilst enjoying dinner, a wall of glass (half height) giving uninterrupted views with a set of double glazed French doors for access and a further set to the third reception room, ceiling light fitting, power points, radiator, door to a coat room.

#### COAT ROOM

A very useful room having ample space for coats, boots etc, has a window to the rear elevation affording plenty of light and a convenient pedestal wash hand basin.

#### TV ROOM/STUDY/BEDROOM (5) 13'3 x 9'3 (4.04m x 2.82m)

Such a versatile room having a number of options of choice; it has proved useful as a bedroom in the past, it could be a play room or teenager's hang out room, it is currently dressed as a quiet reading room which is perfect as it is very light from having double opening doors, again to the rear garden affording lovely views and birdsong, there are TV and telephone connection points, power points, radiator, wall mounted light fittings and further window to the side elevation.

#### UTILITY ROOM 8'3 x 4'10 (2.51m x 1.47m)

Nicely positioned in the entrance hall just across from the kitchen, the utility room has a complement of working surfaces to match the kitchen with inset stainless steel sink and drainer and cupboards under, space for washing machine and tumble dryer, there is room for a drinks fridge, shelving, inset ceiling spotlights, extractor fan and door to the side elevation.





#### SHOWER/WET ROOM

Lovely modern shower room with obscure glazed window to the front elevation, fully tiled walls, ceramic tiled flooring, pedestal wash hand basin, large fully tiled enclosed shower with power shower and clear glazed screen, inset ceiling spotlights, heated towel rail, extractor fan.

#### FIRST FLOOR LANDING

A bright and spacious landing area having access to loft storage space with power and light connected, fully insulated and boarded and is accessed via a pull down ladder, doors to all bedrooms and family shower room, ceiling light fitting, power points.

#### MASTER BEDROOM 22'9 x 8'8 (6.93m x 2.64m)

A fabulous master bedroom running from front to back of the house, with vaulted ceiling and two Velux roof lights, large double glazed casement windows to the front and rear elevations and a high feature round window to the side, in all, affording a fabulous amount of light, TV and telephone connection points, power points, radiator, wooden flooring, door to en suite.

#### EN SUITE BATHROOM 9'3 x 7'2 (2.82m x 2.18m)

Luxurious bathroom comprising pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, low level WC, heated towel rail, inset ceiling spotlights, continuation of the wooden flooring.

#### BEDROOM (2) 10'9 x 10'7 (3.28m x 3.23m)

Affording lovely garden views the second bedroom has window to the rear elevation, a wall of built in mirror fronted wardrobes, solid wood flooring, radiator, ceiling light fitting, power points.

#### BEDROOM (3) 10'11 x 10'0 (3.33m x 3.05m)

At the front elevation a delightful double bedroom overlooking the open farmland, a lovely bright room with radiator, ceiling light fitting and power points.

#### BEDROOM (4) 10'6 x 6'8 (3.20m x 2.03m)

Pretty single bedroom at the rear of the house, again having a lovely outlook overlooking the rear garden, it has a TV point, radiator, ceiling light fitting, power points.

#### FAMILY SHOWER ROOM

A further modern shower room with white suite comprising pedestal wash hand basin, low level WC, fully tiled enclosed shower cubicle with power shower, part tiled walls, ceramic tiled flooring, heated towel rail, obscure double glazed window to the front elevation, extractor fan.

#### **OUTSIDE**

The property occupies an elevated position and sits back from the road. The front has a large shingle drive/parking and turning area for several of cars and the front boundary is a low brick wall with panel enclosed fencing above, the boundaries to either side are panel enclosed fencing and high natural hedging.

A side timber gate gives access to the rear garden where it is mainly laid to lawn with a large paved seating area that can be accessed from the house via the dining room and TV room/study. The rear garden has the sun during most of the day and is a prominent feature of the property. It is a lovely size, very long with attractive flower and shrub beds and border. There are two garden sheds that will remain with the property and behind a natural high dividing hedge is a hidden gem of a large wooden workshop/studio.

Measuring 21'7 x 11'4 (6.58m x 3.45m) this fabulous workshop has a multitude of uses. There is power and light connected and is currently used as a pottery studio however, it could prove useful in so many other ways to suit everyone's needs. It is fully insulated and is connected to mains water. It is extremely light and airy having a number of window panes to the rear and side elevations. Also in this area of the garden are the recycling and garden compost bins.

Agents Note: Overall this property is so deceptive when looking from the front elevation; it has a lovely outlook both front and back and it is like a tardis inside. The present owners have completely redecorated throughout, inside and out and a family moving to Felsted and wanting to be close to the centre and walk to the schools would be pleasantly surprised when walking through the front door. Another bonus to this lovely property is that the school playing fields is just a short walk away giving children the space they need to run and play.

#### **SERVICES**

The property is connected to mains water, mains drainage, gas and electricity and has a Council Tax band C.









#### **Energy Performance Certificate**

#### West Brackendale, Braintree Road, Felsted, DUNMOW, CM6 3DY Dwelling type: Sami-detached house Date of assessment: 29 March 2018 Date of certificate: 04 April 2018 Reference number: Type of assessment: Total floor area: 0258-2871-7479-9128-8805 RdSAP; existing dwelling 140 m<sup>2</sup> Use this document to: Compare current ratings of properties to see which properties are more energy efficient Plad out how you can save energy and money by installing improvement measures Estimated energy costs of dwelling for 3 years: Over 3 years you could save £ 3,816 £ 903 Estimated energy costs of this ho Current costs Potential costs Potential future savings Lighting £ 381 over 3 years £ 243 over 5 years Heating £ 2,945 over 3 years £ 2,442 over 3 years Hot Water £ 489 over 3 years £ 228 over 3 years **save £ 903** Totals £ 3,816 £ 2,913 er 3 yea These figures show how much the average household would spend in this property for heating. Ighting and hot water and is not based on energy used by individual households. This excludes energy use for running applane like TVs, computers and costers, and electricity generated by microgeneration. Energy Efficiency Rating The graph shows the current energy efficiency of your Current Potential



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.	

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The average energy efficiency rating for a dwelling in England and Wales is band D (valing 80).

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.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 120
2 Low energy lighting for all fixed outlets	£40	£ 117
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 162

www.prx.skinergy-grants-calculator or call 6309 123 1234 (standard sational role). The Greek Deal may enable you make your home wanter and cheaperte ran



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