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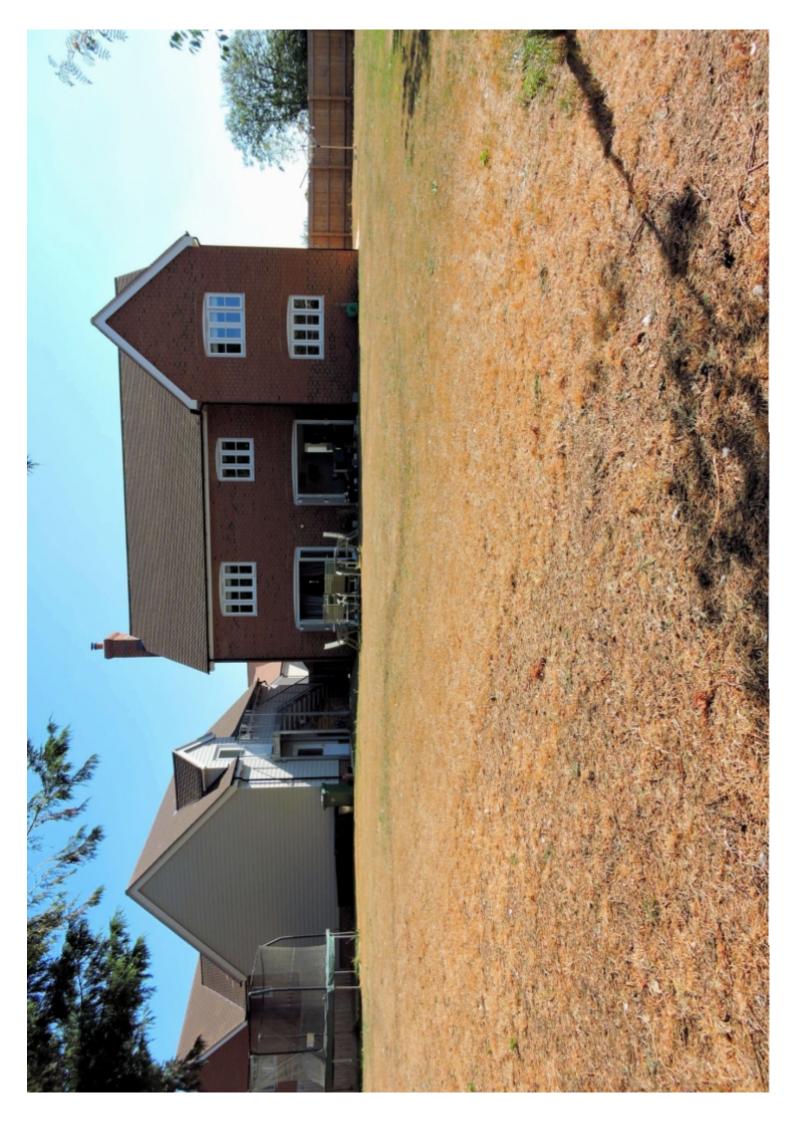
24, Clifford Smith Drive, Felsted

£900,000 Sold STC

A fabulous opportunity to acquire a 5 bedroom detached family home on a large 1/2 acre (sts)corner plot within easy access of local schools and amenities. EPC B

Quality from home to home

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Overview Summary

A fabulous opportunity to acquire a 5 bedroom detached family home on a large 1/2 acre (sts)corner plot within easy access of local schools and amenities. EPC B

Key features

- End of the Road with very little passing traffic
- Stunning Kitchen/Breakfast Room
- 3 Reception Rooms
- 3 Bathrooms
- 5 Double Bedrooms

- Approx 1/2 acre plot (Sts)
- Quiet location
- Walk to Village Shop and Schools
- Excellent commuter links
- Annexe Potential (subject to pp)

Local area

Felsted is renowned for its Public and Prep schools and local amenities in the village cater for all your daily needs. It has a thriving community with various clubs and activities for all ages. A regular bus service runs to nearby towns for a wider selection of shopping and leisure facilities and main line rail link to London Liverpool Street. The A120 is a few minutes drive for its connection to M11 and A12 and Stansted airport is approx 8 miles to the West.

Schools & Transport

- New Hall School, 7.31 Miles
- Felsted Primary School, 0.14 Miles
- Chelmsford County High Schools, 8.37 Miles
- Felsted School, 0.67 Miles
- Stansted Airport, 8.32 Miles

- Whipper-Snappers, 0.01 Miles
- Helena Romanes School, 4.40 Miles
- King Edward VI Grammar School, 8.60 Miles
- Chelmsford Railway Station, 8.80 Miles
- Felsted preparatory school, 0.86 Miles

Further Details

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel 01799 510510

Total Sq Ft: 2,800 (260 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 fabulous house is in show room condition and with such versatile accommodation and having the potential to convert further it briefly comprises:

ENTRANCE HALL

A very light and spacious hall having doors to the study, lounge, sitting/dining room and cloakroom and a set of internal French doors to the kitchen/breakfast room. A turning staircase rises to the first floor landing, a large storage cupboard with double doors, ceiling light fittings, smoke alarm, Velux roof light in the porch area, two full height obscure glazed windows to either side of the entrance door and tiled flooring.

STUDY 11'2 x 10'1 (3.40m x 3.07m)

A lovely light study/home office with double glazed window to the front elevation, ceiling light fitting, range of built in cupboards and shelves, wood effect tiled flooring, power points, TV aerial and Broadband connection points.

CLOAKROOM

A white suite comprising pedestal wash hand basin with mixer tap, low level WC, heated towel ladder, part tiled walls, ceiling spotlights, extractor fan and wood effect tiled flooring.

SITTING ROOM/DINING ROOM 13'8 x 12'7 (4.17m x 3.84m)

A good size second reception room with double glazed window to the front elevation, radiator, ceiling light fitting, wood effect tiled flooring and power points.

LOUNGE 22'3 x 13'9 (6.78m x 4.19m)

A fabulous room having bi-fold doors leading out to the rear patio with a set of internal double doors to the kitchen/breakfast room, double glazed window to the side elevation, ceiling light fittings, radiators, feature wood burning stove, wood effect tiled flooring and power points.

KITCHEN/BREAKFAST ROOM 24'2 x 17'8 (7.37m x 5.38m)

An outstanding kitchen/breakfast room having granite working surfaces that incorporate a stainless steel inset one and a half bowl butler sink with tri flow tap including water filter, drainer, inset 4-ring electric hob with extractor over and electric oven, integrated fridge, freezer and dishwasher, a range of cappuccino high gloss soft closure, handless drawers and cupboards with a complement of contrasting cream eye level cupboards, window to rear elevation affording fine views of the garden, ceiling spotlights, extractor fan, water softener, power points, central island with granite working surface and storage cupboards under, high gloss tiled flooring, door to the utility room. The breakfast area is very bright and spacious with bi-fold doors opening out to the patio and garden, ceiling spotlights, radiators, power points.

UTILITY ROOM 6'9 x 6'4 (2.06m x 1.93m)

A practical room having a complement of matching base units under a granite working surfaces as the kitchen, with inset stainless steel butler sink and drainer, space for washing machine and tumble dryer, wall mounted cupboard, ceiling light fitting, extractor fan, power points, cupboard housing the Ideal gas central heating boiler, UPVC part glazed door to the garden, radiator, high gloss tiled flooring continues from the kitchen.

FIRST FLOOR LANDING

The turning staircase from the hall rises to a spacious landing with ceiling light fittings, smoke detector, access to large loft storage space having the potential for conversion (subject to pp), doors to all bedrooms and family bathroom, airing cupboard, radiator, power points, UPVC double glazed windows to the front elevation.





MASTER BEDROOM 17'1 x 11'8 (5.21m x 3.56m)

A stunning room having built in sliding mirror fronted wardrobes to one wall, double glazed window to the rear elevation affording fine views of the garden, radiator, ceiling light fitting, power points, door to en suite shower room.

EN SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin, fully tiled double width shower cubicle, ceiling spotlights, extractor fan, obscure double glazed window to the side elevation, heated towel ladder, tiled flooring.

BEDROOM (2) 12'4 x 12'0 (3.76m x 3.66m)

A lovely bright and spacious bedroom having windows to the rear elevation, ceiling light fitting, radiator, power points, TV connection point, door to en suite shower room.

EN SUITE SHOWER ROOM

A white suite comprising low level WC, pedestal wash hand basin, fully tiled double width shower cubicle, ceiling spotlights, extractor fan, heated towel ladder.

BEDROOM (3) 20'8 x 11'0 6.30m x 3.35m)

A fantastic size double bedroom, bright and spacious having dual aspect windows to the front and side elevations, radiators, power points, ceiling light fittings.

BEDROOM (4) 11'0 x 10'4 (3.35m x 3.15m)

Further double bedroom with double glazed window to the front elevation, ceiling fitting, radiator, power points.

BEDROOM (5) 12'2 x 9'3 (3.71m x 2.82m)

A double bedroom having double glazed window to the rear elevation, radiator, power points, ceiling light fitting.

FAMILY BATHROOM

A white suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, heated towel ladder, shaver point, obscure double glazed window to the side elevation, ceiling spotlights, extractor, part tiled walls, wooden effect tiled flooring.

OUTSIDE

To the front of the property is a large block paved drive providing ample off road parking for several cars leading to the detached double garage with a remote controlled up and over door, power and light connected, and studio above.

The studio above the garage measures 22'4 x 19'6 (6.81m x 5.94m)

Accessed via an external staircase, this room affords a fabulous opportunity to have it converted into a gym or studio/annexe (subject to pp). There is a window to the front elevation, ceiling light fitting, smoke detector, access to loft storage space, electric radiators, TV aerial connection point and ample power points.

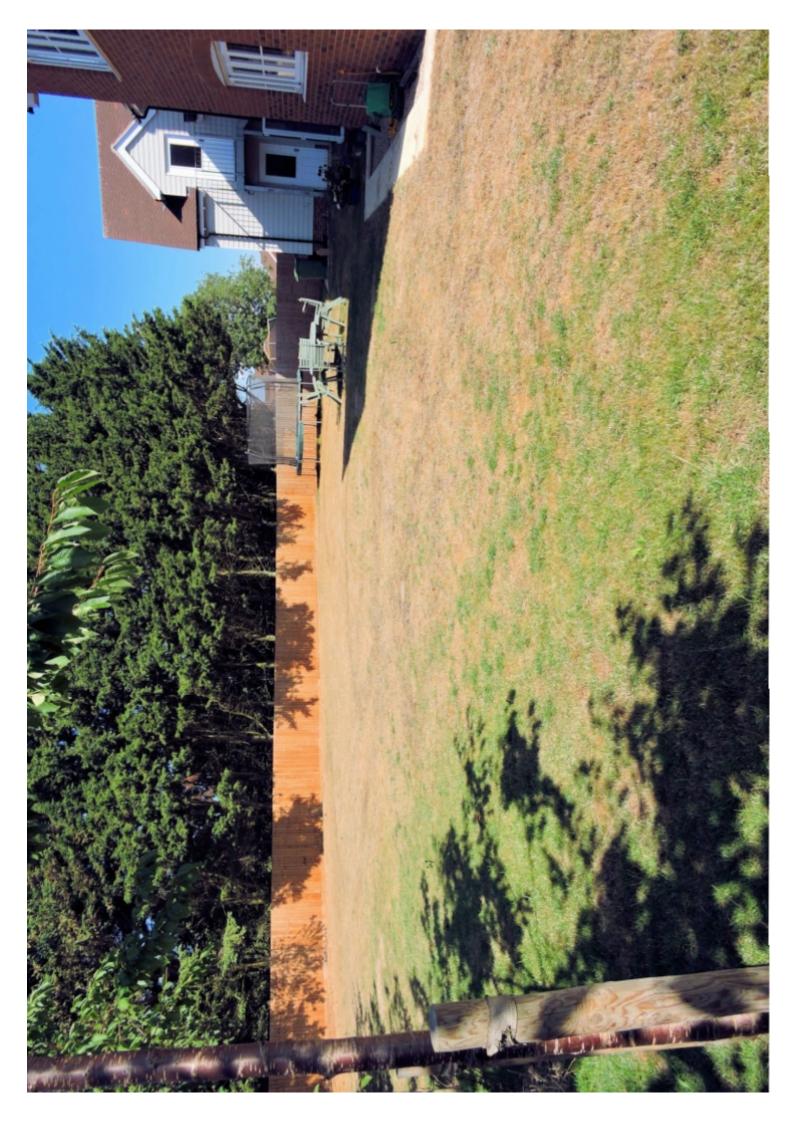
The fully enclosed rear garden has 6' timber panel fenced boundaries, an array of specimen trees that have been recently planted, a patio seating area that can be accessed from the kitchen and lounge. The plot measures approx 0.5 acres (sts) and also has a seasonal pond.

SERVICES

The property is connected to gas, electricity, has metered mains water and mains drainage and benefits from gas central heating.











Energy Performance Certificate

24, Clifford Smith Drive, Felsted, DUNMOW, CM6 3UG

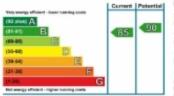
Dwelling type: Detached house
Date of assessment: 10 October 2016
Date of certificate: 10 October 2016 Type of assessment: SAP, new dwelling Total floor area: 236 m²

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 of dwelling for 3 years:				€ 2,292	
Estimated energy costs of this home					
	Current costs	Potential costs	- 10	Potential future savings	
Lighting	£ 312 over 3 years	£ 312 over 3 years		Not applicable	
Heating	£ 1,844 over 3 years	£ 1,644 over 3 years			
Hot Weter	£ 336 over 3 years	£ 336 over 5 years			
Totals	£ 2,292	€ 2,292			

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



The graph shows the current energy efficiency of your home.

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 (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.

Recommended measures	Indicative cost	Typical savings over 3 years	l
1 Solar photovoltaic panels, 2.5 kWb	£5,000 - £8,000	€ 849	l

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