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## 16, Tyler Avenue, Little Dunmow

£700,000 Sold

A rare opportunity to acquire a 5 bedroom detached family house on Tyler Avenue with 250 sq m of versatile accommodation over 3 floors, garden and double garage EPC rating C

Quality from home to home

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#### **Overview Summary**

A rare opportunity to acquire a 5 bedroom detached family house on Tyler Avenue with 250 sq m of versatile accommodation over 3 floors, garden and double garage EPC rating C

#### Key features

- 250 sq m accommodation
- 3 Reception Rooms
- Lovely large Kitchen/Living Room
- Master Bedroom Suite
- 5 Double Bedrooms

- Quiet location
- Large rear garden
- Close to local amenities
- Double Garage with secure Off Road Parking
- 4 Bathrooms

#### Local area

Flitch Green is a very popular development on the western fringe of Felsted and Tyler Avenue is the quietest of roads, tucked away around the outskirts. Flitch Green Primary has excellent Ofsted results and there is a nearby supermarket. The market town of Gt Dunmow is a few minutes drive for a wider selection of shopping and Felsted is approx 1.5 miles for its Public & Prep schools. The A120 for its connection to M11 is a few minutes drive and Stansted airport is approx 8 miles to the West.

### Schools & Transport

- Felsted Preparatory School, 0.88 Miles
- Flitch Green Preschool, 8.20 Miles
- Felsted School, 1.02 Miles
- Bishop Stortford College, 11.41 Miles
- Bishop's Stortford Station, 10.71 Miles

- Helena Romanes School, 3.11 Miles
- Chelmsford Railway Station, 8.64 Miles
- Stansted Airport, 6.88 Miles
- Great Dunmow Primary School, 2.99 Miles
- Flitch Green Academy, 0.30 Miles

#### **Further Details**

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel 01799 510510

Total Sq Ft: 2,695 (250 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.





The accommodation with approximate room sizes briefly comprises pillared storm porch with solid wood entrance door with glazed panels to top and attractive glazed side panels.

#### ENTRANCE HALL

Spacious entrance hall having solid oak flooring, radiator, doors to study and cloakroom, internal French doors giving access to the kitchen/breakfast room, stairs rising to first floor with large storage cupboard under, ceiling light fitting, coving, ample power points.

#### KITCHEN/BREAKFAST ROOM/FAMILY ROOM 19'9 x 18'3 (6.01m x 5.75m)

A fabulous room comprising to one side; roll edged working surfaces with inset one and a half bowl acrylic sink with mixer tap and single drainer, range of beech effect drawers and cupboards under, integrated appliances include dishwasher, fridge and freezer, inset 4-ring Zanussi gas hob with extractor fan over and built in double oven. Central island unit divides the room between kitchen and family area, with cupboards and shelving, complement of matching wall mounted cupboards, UPVC double glazed window to the rear elevation overlooking the garden and door to utility room.

To the other side of this area is the family and breakfast area, with ceiling light fittings, power points, UPVC double glazed French doors that open out to the rear deck and gardens, radiator, ceramic tiled flooring, part tiled walls, inset ceiling spotlights, door to the dining room.

#### UTILITY ROOM 8'2 x 5'11 (2.50m x 1.81m)

A useful room having matching roll edged working surfaces with space under for washing machine and tumble dryer, complement of wall mounted cupboards, inset stainless steel bowl with single drainer and mixer tap, part tiled walls, ample power points, ceiling track spotlights, extractor fan, UPVC door with obscure double glazed window to side elevation, fuse board, radiator.

#### DINING ROOM 11'10 x 11'9 (3.62m x 3.57m)

A good size dining room with lovely oak flooring, UPVC double glazed French doors with glazed side panels leading out to the rear patio, ceiling light fitting, power points, internal glazed French doors to the lounge.

#### LOUNGE 22'10 x 12'3 (6.95m x 3.73m)

A very attractive room has UPVC double glazed window to the front elevation, feature gas fireplace with stone surround and hearth, ceiling light fittings, ample power points, two radiators.

#### **CLOAKROOM**

White suite comprising low level WC, pedestal wash hand basin with tiled splash back, UPVC obscure double glazed window to the side elevation, solid oak flooring, ceiling light fittings, radiator.

#### STUDY 11'8 x 9'7 (3.55m x 2.91m)

A useful home office having UPVC double glazed window to the front elevation, solid oak flooring, built in desk and workstation with drawers and cupboards, wall mounted cupboards to include glazed display cabinets, ceiling spotlight cluster, radiator, power points.

#### FIRST FLOOR LANDING

A spacious landing area having stairs that continue up to the second floor and doors to the three main double bedrooms, radiator, UPVC double glazed window to the front elevation, ceiling light fitting, power points.





#### MASTER BEDROOM 16'3 x 12'3 (4.95m x 3.72m)

A charming room having UPVC double glazed window to the front elevation, ceiling light fitting, radiator, power points and opens through to the dressing room area.

#### DRESSING ROOM AREA 9'9 x 6'6 (2.96m x 1.99m)

Having large built in wardrobes, radiator, ceiling spotlights, obscure double glazed window to the side elevation, further door to en suite bathroom.

#### EN SUITE BATHROOM

White suite comprising low level WC, vanity mounted wash hand basin with mixer tap and cupboard under, panel enclosed bath with shower attachment and mixer tap, double width walk in shower with Triton power shower, fully tiled with folding glazed doors, part tiled walls, obscure double glazed window to the rear elevation, shaver point, ceramic tiled flooring, radiator, ceiling light fitting, extractor fan.

#### BEDROOM (2) 14'7 x 12'5 (3.44m x 3.79m)

A delightful bedroom at the rear elevation having UPVC double glazed window overlooking the garden, ceiling light fitting, bank of built in wardrobes to one wall, radiator, power points, door through 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 with Triton power shower and glazed folding door, obscure double glazed window to the rear elevation, ceiling light fitting, extractor fan, part tiled walls, radiator, shaver point.

#### BEDROOM (3) 13'10 x 11'7 (4.21m x 3.53m)

A bright and airy bedroom having double glazed window to the front elevation, radiator, ceiling light fitting, ample power points, two built in wardrobes, door through to the en suite shower room.

#### EN SUITE SHOWER ROOM

White suite comprising low level WC, pedestal wash hand basin, fully tiled double width shower cubicle with Triton power shower and glazed folding door, part tiled walls, radiator, ceiling light fitting, obscure glazed window to the side elevation, extractor fan, shaver point.

Stairs to second floor landing, having doors to bedrooms 4 and 5 and bathroom, large airing cupboard housing the lagged water cylinder, ceiling light fittings, power points, double glazed window to the front elevation

#### BEDROOM (4) 22'1 x 10'6 < 13'1(6.74m x 3.21m < 4.0m)

A lovely double bedroom with UPVC double glazed Dormer window to the front elevation and Velux roof light to the rear, eaves storage space, radiators, ceiling light fittings, power points.

#### BEDROOM (5) 22.0 x 12'4 (6.72m x 3.77m)

A further bright and spacious double bedroom having UPVC double glazed window to the front elevation and Velux roof light to the rear, ceiling light fittings, radiators, power points, access to the loft storage space.

#### **BATHROOM**

White suite comprising low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment, ceiling light fitting, radiator, obscure glazed window to the rear elevation, extractor fan, shaver point.

#### **OUTSIDE**

The property is approached via a private driveway that gives access to the double garage, having up and over doors and side courtesy door. To one side is an attractive shrub border and raised pathway leading to the front entrance door with lawn to either side.

The rear garden is fully enclosed with timber panel fencing and has a large decked area to the immediate rear that is access from the kitchen and dining room. The garden has been mainly laid to lawn with flower and shrub borders to the rear, further raised decked seating area, garden shed.

#### **SERVICES**

The property is connected to mains drainage, electricity, gas and BT telephones and benefits from oil fired central heating.

DIRECTIONS; From our Felsted office applicants are advised to turn right and proceed along Station Road and on approaching Little Dunmow take the first turning left into the Flitch Green development. Continue over the first roundabout and take the left turning into Tyler Avenue. Follow this road round and No 16 can be located on the right hand side as indicated by the Andersons for sale notice.











## **Energy Performance Certificate** 16, Tyler Avenue, Flitch Green, DUNMOW, CM6 3GB

Dwelling type: Detached house
Date of assessment: 26 February 2014
Date of certificate: 03 March 2014

Type of assessment: Total floor area: RdSAP, existing dwelling 251 m<sup>2</sup>

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:			£ 3,510			
Over 3 years you could save			£ 198			
Estimated energy costs of this home						
	Current costs	Potential costs	Potential future saving			
Lighting	£ 531 over 3 years	£ 297 over 3 years				
Heating	£ 2,586 over 3 years	£ 2,622 over 3 years	You could			
Hot Water	£ 393 over 3 years	€ 393 over 3 years	save £ 198			
Totals	£ 3,510	€ 3,312	over 3 years			

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

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 Wales is band D (rating 60).

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 Low energy lighting for all fixed outlets	£120	£ 198			
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 759	0		

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