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20, Cressages Close, Bannister Green

£495,000 Guide Price

A fabulous 5 bedroom extended detached family house situated within walking distance of the Primary school and within easy access of local amenities. EPC rating C

Quality from home to home

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Overview Summary

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Key features

- 2000 sq ft accommodation
- 3 Reception Rooms
- Ground Floor Bedroom with En Suite
- 5 Bedrooms
- 3 Bathrooms
- Walk to the Primary school
- Close to local amenities
- Garage and off road parking
- Enclosed Gardens
- Excellent commuter links

Local area

Cressages Close is a quiet cul de sac in Bannister Green and No. 20 is one of the first properties entering the close. The property is a short walk to the Primary school and approximately 1 mile to Felsted amenities which include a village shop with Post office, various small independently run shops, coffee shop and restaurants and pubs. A bus service regularly runs to nearby towns for a wider range of shopping and leisure facilities and main line rail link to Liverpool Street. The A120 is a few minutes drive for its connection to M11 and A12 and Stansted airport is approximately 8 miles to the West.

Schools & Transport

- Helena Romanes School, 4.77 Miles
- King Edward VI Grammar School, 8.33 Miles
- Braintree College, 4.63 Miles
- Chelmsford Railway Station, 8.52 Miles
- Felsted School, 0.92 Miles
- Chelmsford County High Schools, 8.10 Miles
- Felsted Primary School, 0.42 Miles
- New Hall, 7.01 Miles
- Felsted Preparatory School, 1.08 Miles
- Stansted Airport, 8.68 Miles

Further Details

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel 01799 510510

Total Sq Ft: 2,000sq ft (186 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 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 fantastic opportunity to acquire a family house within close proximity of schools and amenities in Felsted and its versatile 2000 sq ft accommodation with approximate room sizes briefly comprises a covered entrance porch with solid wooden door with an obscure glazed window to either side, affording plenty of light into the entrance hall.

ENTRANCE HALL

A spacious hallway having a lovely open staircase rising to a gallery landing with a useful storage cupboard under, radiator, solid wood flooring, ceiling light fitting, power points. Doors from the hallway give access to the whole of the ground floor accommodation which are; the lounge, kitchen/breakfast room, utility room, study, two bedrooms and the family bathroom.

LOUNGE 19'4 x 15'10 max (5.91m x 4.85m)

A lovely light and airy front room having aluminium double glazed windows to the front elevation and a set of UPVC double glazed doors to the side elevation giving access to the terrace and the garden, there are two radiators, wall mounted and ceiling light fittings, power points.

KITCHEN/BREAKFAST ROOM 15'5 x 15'3 (4.70m x 4.66m)

A fully fitted kitchen having aluminium double glazed windows to the rear elevation overlooking the garden and UPVC double glazed French doors to the side elevation. The kitchen comprises roll edged working surfaces that incorporates a one and a half bowl stainless steel sink and single drainer, a range of drawers and cupboards under with space for Rangemaster cooker with extractor hood over, a dishwasher and a tall fridge/freezer, the walls are partly tiled, there is a complement of matching wall mounted cupboards, ceiling track spotlights, radiators and a door to the utility room.

UTILITY ROOM

A useful room having roll edged working surfaces with an inset stainless steel sink and drainer, part glazed UPVC door to the rear elevation and an aluminium double glazed window, Baxi gas fired boiler, space for washing machine and tumble dryer, a range of wall mounted cupboards, power points and ceiling light fitting.

STUDY 12'2 x 10'7 (3.73m x 3.24m)

A lovely second reception room having aluminium double glazed window to the front elevation, radiator, ceiling light fitting and ample power points.

MASTER BEDROOM 12'0 x 11'3 (3.68m x 3.43m)

The master bedroom on the ground floor is a lovely spacious room having an aluminium double glazed window to the side elevation, radiator, ceiling light fitting and power points. A door gives access to a dressing area that in turn leads into an en suite shower room.

EN SUITE SHOWER ROOM

A white suite comprising low level WC, pedestal wash hand basin, obscure double glazed window to the rear elevation, fully tiled walls, enclosed shower cubicle with power shower, extractor fan, shaver point and ceiling light fitting.



BEDROOM (2) 12'0 x 10'9 (3.67m x 3.28m)

A second bedroom on the ground floor although this could prove useful as another reception room. It is currently used as a gym. There are aluminium double glazed windows to the front elevation, radiator, ceiling light fitting, power points.

FAMILY BATHROOM

A white suite comprising low level WC, panel enclosed bath with mixer tap and shower attachment with separate power shower, vanity unit with Jack and Jill wash hand basins with cupboards under, ceiling spotlight cluster, obscure double glazed window to the rear elevation, radiator, part tiled walls.

FIRST FLOOR LANDING

This lovely bright and spacious gallery landing has two Dormer windows to the front elevation affording plenty of light and a feature double height ceiling over the hallway, doors to a further three bedrooms, large airing cupboard, storage cupboard, radiator, power points, ceiling light fitting and inset ceiling spotlights.

BEDROOM (3) 16'11 x 13'4 (5.17m x 4.06m)

A delightful first floor bedroom having two large Velux roof lights to the rear elevation, radiator, ceiling light fittings, part restricted head height, access to loft storage space, power points.

BEDROOM (4) 13'5 x 11'11 (4.09m x 3.64m)

A further double bedroom having Dormer window to the front elevation and Velux roof light to the rear, part restricted head height, radiators, power points and ceiling light fitting.

BEDROOM (5) 7'5 x 13'6 (2.26m x 4.12m)

A charming single bedroom having an obscure double glazed window to the rear elevation, radiator, ceiling light fitting and ample power points.

SHOWER ROOM

A white suite comprising low level WC, enclosed shower cubicle with power shower, vanity unit with inset wash hand basin and cupboard under, fully tiled walls, radiator, Velux roof light to the rear elevation, extractor fan and ceiling light fitting.

OUTSIDE

The property benefits from a large brick built one and a half width garage with up and over door and rear personal door to one side with a driveway affording plenty of off road parking. The attractive garden which is mainly laid to lawn wraps around the property on two sides with several terraced seating areas and is mainly enclosed by high panel timber fencing, affording a lovely feel of privacy and seclusion and has a low brick wall to the front boundary.







Energy Performance Certificate

20, Cressages Close, Felsted, DUNMOW, CM6 3NW

Dwelling type: Detached bungalow
 Date of assessment: 30 January 2017
 Date of certificate: 02 February 2017
 Reference number: 7306-0065-7249-4493-7960
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 186 m²

Use this document to:

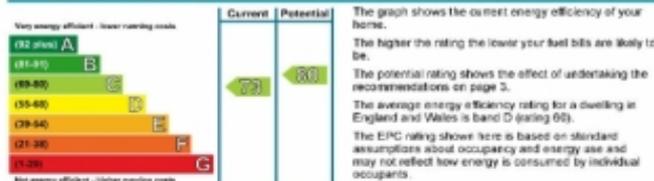
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,639
Over 3 years you could save:	£ 294

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 273 over 3 years	
Heating	£ 2,955 over 3 years	£ 2,661 over 3 years	
Hot Water	£ 411 over 3 years	£ 411 over 3 years	
Totals	£ 3,639	£ 3,345	

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 use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

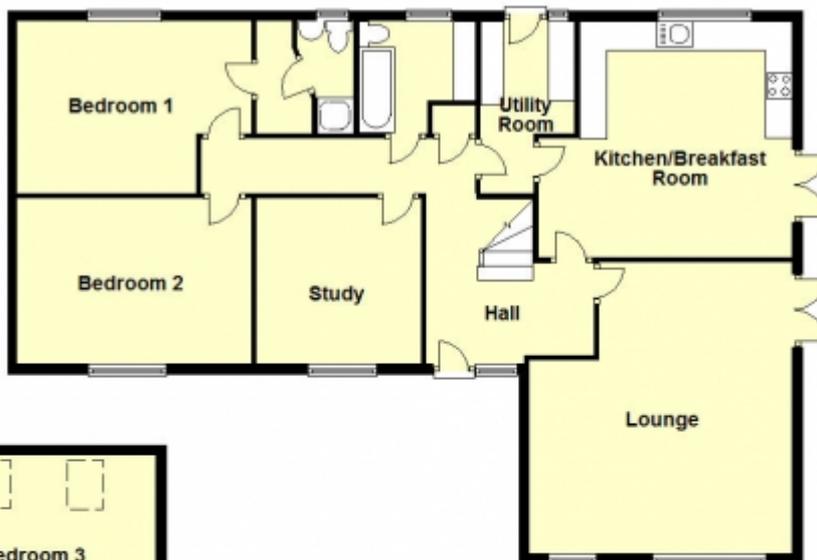


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 291
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 555

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

Ground Floor



First Floor



Loft Area

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