



Hyldene, Gransmore Green, Felsted

£590,000 Guide Price

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EPC rating D

Quality from home to home

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Overview Summary

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Key features

- Versatile accommodation
- 3 Reception Rooms
- 4 Double Bedrooms & a Single
- Home Office/Study
- Wood Burning Stoves
- Close to Felsted for amenities and schools
- Quiet location
- Enclosed Rear Garden
- Off Road Parking
- Excellent commuter links

Local area

Gransmore Green is approximately 1.5 miles from Felsted village centre where local amenities cater for all your daily needs and include excellent schools, village shop & Post Office, Doctors' surgery, Parish church, coffee shop/patisserie, various smaller shops, pubs and restaurants. A local bus service regularly runs to nearby larger towns for a wider selection of shopping and leisure facilities. The A120 is a few minutes drive for its connection to the M11 and Stansted Airport is approximately 8 miles to the West.

Schools & Transport

- Felsted Primary School, 0.11 Miles
- Braintree Sixth Form, 4.20 Miles
- Chelmsford County High Schools, 8.38 Miles
- New Hall, 7.38 Miles
- Chelmsford Railway Station, 8.81 Miles
- Whipper-Snappers, 0.06 Miles
- Helena Romanes School, 4.34 Miles
- Felsted School, 0.62 Miles
- Stansted Airport, 8.31 Miles
- Bishop Stortford College, 12.95 Miles

Further Details

Tenure: Freehold

Local Authority: Uttlesford District Council. Tel 01799 510510

Total Sq Ft: 2024 (188 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.



With approximate room sizes the versatile accommodation of this property briefly comprises a UPVC double glazed entrance door giving access to the entrance hall.

ENTRANCE HALL

A bright and spacious hallway with ceramic tiled flooring, radiator, ceiling spotlight track fitting, stairs rising to the first floor and bedrooms (4) and (5), large under stairs storage cupboard, ample power points and doors to kitchen/ breakfast room and the lounge/dining room and downstairs bathroom

KITCHEN/BREAKFAST ROOM 13'0 x 10'0 (3.96m x 3.05m)

A fully fitted farmhouse style kitchen comprising granite effect work surfaces that incorporate an acrylic one and a half bowl sink and single drainer and inset Baumatic 4-ring electric hob, a built in Indesit oven and grill, a range of under counter drawers and cupboards that include open display cabinets and a complement of matching wall mounted cupboards that again, includes glazed display cabinets, attractive part tiled walls, UPVC double glazed window to the side elevation, ceiling spotlight track fitting, covered radiators, power points, ceramic tiled flooring, a timber and glazed door to the utility room and double opening wooden doors to the conservatory.

UTILITY ROOM 9'0 x 5'0 (2.74m x 1.52m)

A practical room off the kitchen, housing the Worcester central heating boiler, granite effect working surfaces with space under for washing machine and dishwasher, further space for tumble dryer, wall mounted cupboards, UPVC double glazed window to the rear elevation, ceramic tiled flooring, ceiling light fitting and ample power points.

CONSERVATORY 13'5 x 12'5 (4.09m x 3.78m)

A delightful addition to the property, glazed to three sides affording fine views of the garden and a pitched glazed roof with ceiling light and fan, ceramic tiled flooring, radiator, power points, feature wood burning stove and a set of double opening doors to the garden.

GROUND FLOOR BATHROOM 9'6 x 8'0 (2.90m x 2.43m)

A modern white suite comprising low level WC, wall mounted wash hand basin with storage drawers under, panel enclosed bath, fully tiled shower cubicle, Travertine tiled floor and walls with part tongue & groove wood panelling, inset ceiling spotlights, heated towel ladder and UPVC obscure double glazed window to the front elevation.

LOUNGE/DINING ROOM 22'4 x 14'9 (6.81m x 4.50m)

A delightful room, bright and spacious with dual aspect windows to the front and rear elevations, a feature wood burning stove, wall mounted light fittings, ample power points and radiators.

MASTER BEDROOM 14'7 x 10'9 (4.44m x 3.27m)

A charming master bedroom having UPVC double glazed window to the front elevation, a bank of mirror fronted wardrobes to one wall that incorporates a dressing table, ceiling and wall mounted light fittings, radiator, ample power points and door to the en suite bathroom.

EN SUITE BATHROOM 10'3 x 5'4 (3.12m x 1.63m)

A good size bathroom with a modern white suite comprising low level WC, panel enclosed bath with shower over, wall mounted wash hand basin with storage cupboard under, ceiling spotlight, extractor fan, obscure glazed window to the rear, radiator, part tiled walls, ceramic tiled flooring.



BEDROOM (2) 10'5 x 9'2 (3.17m x 2.79m)

A double bedroom having built in wardrobes, UPVC double glazed window to the front elevation, ceiling spotlights, radiator and ample power points.

BEDROOM (3) 9'2 x 7'5 (2.79m x 2.26m)

A charming single bedroom having UPVC double glazed window to the rear elevation, built in wardrobes, ceiling light fitting and ample power points.

INNER HALL 11'2 x 4'0 (3.40m x 1.22m)

Having doors to bedrooms (1), (2) and (3) and the family bathroom this hallway has radiator, power points and ceiling light fitting and a further set of stairs rising to the first floor.

OFFICE/STUDY 13'5 x 10'8 (4.09m x 3.25m)

There is part restricted headroom however in the most part, the ceiling is a good height, a Dormer window to the front elevation affords plenty of light into the room as well as wall light fittings, radiator and ceiling spotlights and there is access to the loft storage space.

From the entrance hall a set of stairs rise to the first floor where there is a small kitchen area with a work surface and built in cupboards and doors to two further double bedrooms.

BEDROOM (4) 17'5 x 14'0 (5.31m x 4.44m)

A fabulous room having dual aspect windows to the front and rear elevations, built in wardrobes, ceiling light fittings, radiator, power points and door to the en suite.

BEDROOM (5) 17'4 x 12'0 (5.28m x 4.14m)

A very similar size bedroom to Bedroom (4) again with dual aspect windows, radiator, built in wardrobes, power points and door to the en suite.

EN SUITE SHOWER ROOMS

Identical shower rooms, fully tiled with modern white suite comprising a low level WC, vanity unit with inset wash hand basin, shower cubicle and ceiling spotlights.

OUTSIDE

The property is approached through a 5-bar gate and a driveway provides off road parking for several cars and a concrete pathway leads to the front entrance. The rear garden is mainly laid to lawn with established shrub borders and high mature hedge boundaries; with attractive paved seating areas and a central paved pathway leads to a large storage shed. The oil tank and Klargestor drainage system are situated in the rear garden.

SERVICES

The property benefits from oil central heating, mains electricity and water and a private Klargestor drainage system and is Council Tax band B.







Energy Performance Certificate

Hyldene Bangalow, Braintree Road, Felsted, DUNMOW, CM6 3JZ

Dwelling type: Detached house
Date of assessment: 16 April 2019
Date of certificate: 19 April 2019
Reference number: 6151-7024-6500-1406-4995
Type of assessment: RdSAP: existing dwelling
Total floor area: 188 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

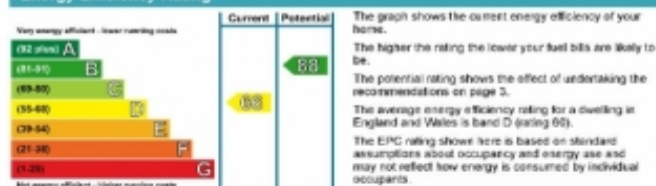
Estimated energy costs of dwelling for 3 years:	£ 3,243
Over 3 years you could save	£ 387

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 300 over 3 years	
Heating	£ 2,429 over 3 years	£ 2,121 over 3 years	
Hot Water	£ 514 over 3 years	£ 435 over 3 years	
Totals	£ 3,243	£ 2,856	

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 Cavity wall insulation	£500 - £1,500	£ 138
2 Floor insulation (suspended floor)	£800 - £1,200	£ 150
3 Solar water heating	£4,000 - £8,000	£ 102

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.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.

HYLDENE



a • The Village Braintree Road, Felsted, Essex CM6 3DJ
t • 01371 822122 e • felsted@andersonsproperty.com

andersonsproperty.com