

andersons 



4, Baynard Avenue, Felsted

£800,000 Offers in Excess of

An opportunity to acquire this beautifully presented 5/6 bedroom link detached house with 2,897 sq ft of internal accommodation, well maintained garden, double garage and within walking distance of Felsted.

Quality from home to home

andersonsproperty.com



4, Baynard Avenue, Felsted

£800,000 Offers in Excess of

Overview Summary

An opportunity to acquire this beautifully presented 5/6 bedroom link detached house with 2,897 sq ft of internal accommodation, well maintained garden, double garage and within walking distance of Felsted.

Key features

- 5/6 Bedrooms
- Large garden & driveway frontage
- Plenty of Storage
- Double Garage
- Stunning split level garden
- Beautifully maintained

Local area

Located within half a mile of the popular village of Felsted and its thriving community. It has amenities catering for all daily needs including a shop/Post Office, tea rooms and pubs. There is a Parish church, Dr's surgery with regular bus routes to Gt Dunmow, Chelmsford and Braintree with the latter two offering main line rail links to London Liverpool Street. The A120 links up to both the M11 and the A12 with Stansted being approximately 10 miles to the west. There are plenty of lovely natural walks nearby and areas of historical interest. Felsted is famous for its public school having been around for some 450 years or so.

Schools & Transport

- Felsted Primary School, 1.52 Miles
- Helena Romanes School, 2.93 Miles
- New Hall School, 7.95 Miles
- Chelmsford County High Schools, 8.57 Miles
- Stansted Airport, 6.82 Miles
- Dunmow St. Mary's Primary School, 2.60 Miles
- Whipper Snappers, 1.61 Miles
- Felsted School, 1.01 Miles
- King Edward VI Grammar School, 8.77 Miles
- Braintree Railway Station, 6.13 Miles

Further Details

Tenure: Freehold

Total Sq Ft: 2897 (270 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.



The accommodation with approximate room sizes comprises a white front door leading to a welcoming entrance hall with attractive central staircase to the 1st floor galleried landing with wooden sash windows throughout. Cream carpet throughout the property with the exception of the kitchen, utility room and bathrooms. The property benefits from higher than average ceilings on the ground floor thereby providing a nice spacious feel as well as having full fibre broadband.

ENTRANCE HALL:

From the hall there are doors to the dining room, downstairs cloakroom, living room and kitchen and a wooden covered single radiator. There is a window to the side elevation with a central ceiling light fixing, ample power points, a heating thermostat and a smoke alarm. There is also a large tall under stairs storage cupboard.

DINING ROOM: 9'9 x 15'1 (2.98m x 4.61m)

Double part glazed white panelled doors lead into the bright dining room. There is a large double window to the front elevation with a radiator beneath, a central ceiling light fixing and ample power points.

CLOAKROOM:

There is a low level white w.c. with tiles above, large wall mounted mirror, radiator with wooden cover, a white wash hand basin with tiled surround and stainless steel taps over, inset ceiling spotlight.

LIVING ROOM: 12'3 x 19'3 (3.73m x 5.87m)

Entered via two part glazed white panelled doors, there are two windows to the side elevation and French glazed doors to the rear elevation overlooking the terraced area and garden giving this room a lovely bright double aspect. There are two wall lights and two ceiling light fixings, an attractive stone fireplace and mantle over with marble hearth and an inset gas fire with cast iron grate. The room has ample power points and a t.v. socket.

KITCHEN: 13'4 x 14'6 (4.07m x 4.41m)

Leading into the kitchen via the ceramic tiled floor, there is a range of wooden fitted cupboards and tiled wall above with roll edge worktop, together with an island with cupboards below separating the kitchen from the breakfast area. There is a Neff oven, Neff microwave, integrated fridge/freezer and dishwasher, gas hob with canopy over and a single stainless steel sink with drainer and mixer tap over. There are central ceiling spotlights, a radiator and ample power sockets.

BREAKFAST AREA: 20'1 x 6'8 (6.13m x 2.04m)

Beyond the island is a set of French glazed doors to the rear terrace and garden with a bank of windows to the rear elevation creating a light, spacious element to this area. There are central ceiling spotlights, two radiators, ample power points and a single door leading through to the utility room.

UTILITY ROOM: 6'8 x 5'11 (2.03m x 1.79m)

This useful room has low cupboards matching those of the kitchen and roll edge worktop with an inset stainless steel single sink with drainer and mixer tap over. The walls are partially tiled in this area. There is plumbing for a washing machine and tumble dryer. It has a single radiator and a central ceiling light fixing with a window to the side elevation. There is an extractor fan and a boiler. Another door leads through to the double garage.

DOUBLE GARAGES: 18'9 x 20'1 (5.70m x 6.13m)

This immaculate space currently houses vehicles and useful storage space. It has strip lighting and a painted concrete floor. There is a rear door leading to the rear garden.



FIRST FLOOR LANDING

Stairs to the first floor landing. The staircase going up to the half landing has two windows to the side elevation. There are a further few stairs leading to the first floor where there are doors leading through to bedrooms 1, 2, 3 and the family bathroom. There is a central ceiling light fixing, a wooden cover housing the radiator and ample power points. Bedroom 4 is off this landing currently being used as a study. Going through the double doors into a connecting hallway giving access to the aforementioned bedrooms and family bathroom together with one double storage cupboard and also a large airing cupboard.

BEDROOM 1: 17'3 x 12'0 (5.27m x 3.65m)

Situated at the front of the property above the link detached garage accessed by a few steps is this large double bedroom with two windows to the front elevation. Each window has a radiator below. There are two central ceiling light fixings. Ample power points and a further door to the en-suite bathroom with an open entrance to the dressing room. Access to loft space.

EN SUITE BATHROOM:

From the carpeted bedroom, this half-tiled bathroom with lino flooring with an obscure glazed window to the rear elevation. It has an enclosed double shower cubicle with glazed doors, a vanity sink with mixer tap over and mirror above. There is a central ceiling light fixing with an extractor fan and a single radiator.

DRESSING ROOM 10'3 x 6'9 (3.11m x 2.06m)

A lovely addition to the bedroom is this very useful open dressing room. This area is fitted with a bank of fitted wardrobes either side of the room and has a window to the rear elevation with a radiator below. It has a beautiful ornate central ceiling light and a double power point.

BEDROOM 2: 9'8 x 12'9 (2.95m x 3.86m)

This good sized double bedroom has a window to the rear elevation with radiator below, a triple fitted wardrobe, a central ceiling light fixing and ample power points.

EN-SUITE:

This half tiled en-suite comprises a white suite with a low level w.c. with matching seat and lid, cistern with button flush, lino flooring, pedestal wash hand basin with mixer tap and mirror fitted above, single shower with detachable showerhead and window to the rear elevation. There is a ceiling light fitting and extractor fan.

BEDROOM 3: 9'11 x 11'9 (3.03m x 3.59m)

This bright double bedroom has a window overlooking the rear garden with radiator below. It has a double fitted wardrobe, attractive ceiling light fitting and ample power points.

FAMILY BATHROOM:

This half tiled bathroom comprises a white suite with a low level w.c. with cistern and button flush, a pedestal wash hand basin with mixer tap over, fully enclosed shower cubicle with rainfall shower head, bath with mixer tap and shower attachment over, ceiling light fitting, single radiator, shaving point, extractor fan and lino flooring.

BEDROOM 4/STUDY: 9'11 x 10'2 (3.03m x 3.09m)

This double bedroom is currently being used as a study. It has a window to the front elevation of the property, radiator, central ceiling light fitting and ample power points.

SECOND FLOOR LANDING:

Stairs up to the second floor galleried spacious landing leading to bedrooms 5 and 6 with two windows to the side elevation and a storage cupboard, central ceiling light fixing and smoke detector, a boxed in radiator, ample power points and access to loft space.

BEDROOM 5: 15'11 x 19'9 (4.84m x 6.01m)

This is a generously sized bedroom with a window to the rear of the property overlooking the rear garden with a boxed in radiator and a further window to the side elevation. There is also another small boxed in radiator. The room is banked by fitted wardrobes to two walls. There are two ceiling light fixings and ample power points.

EN-SUITE BATHROOM:

This Jack and Jill bathroom with a window overlooking the rear of property has a single enclosed cubicle with glazed door and detachable shower head, ceiling light fitting and extractor fan, a white suite comprising a low level w.c. with matching seat and cover, cistern and button flush, a pedestal wash hand basin with mixer tap over, a radiator and a fitted bathroom cabinet. There is lino flooring.

BEDROOM 6: 9'11 x 21'5 (3.02m x 6.53m)

This good sized room has a window to the front elevation with a radiator below and also a further window to the side elevation. There is also a boxed in radiator and a ceiling light fixing, ample power points and an open entry to the dressing area.

BEDROOM 6 DRESSING AREA: 9'11 x 7'11 (3.02m x 2.41m)

This helpful area has a bank of wardrobes either side of the window to the rear elevation and also has access to the en-suite Jack & Jill bathroom. There is a boxed radiator and a ceiling spotlight with a double socket.

OUTSIDE:

The property is approached via a block paved driveway surrounded by beautiful shrubs and mature trees with a large frontage. There is a double garage with two opening doors which is accessed by both sides of the property to the rear garden and having the benefit of a side gate.

The stunning split level garden to the rear is mainly enclosed with established shrubs, hedging and mature trees and attractive planting together with two lovely terraced areas for entertaining.





Energy performance certificate (EPC)

| | | |
|--|---------------------------|-----------------------------|
| 4 Baynard Avenue Fitch Green DUNMOW CM8 3TF | Energy rating C | Valid until 13 June 2032 |
| Certificate number: 9841-2942-1206-4252-6294 | | |

Property type: Detached house

Total floor area: 270 square metres

Rules on letting this property

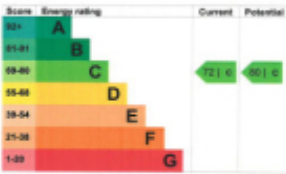
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-properties-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



BAYNARD AVENUE, FLITCH GREEN, FELSTED Total Approximate Internal Area: 270 m sq / 2897 sq ft



SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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

andersonsproperty.com