



## 1 Brew House Cottages, Hartford End, Felsted

£450,000

A beautifully located and well presented three bedroom semi-detached house in Hartford End. It is within close proximity to the sought after village of Felsted affording countryside views from both front and rear aspects.

Quality from home to home

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## Overview Summary

A beautifully located and well presented three bedroom semi-detached house in Hartford End. It is within close proximity to the sought after village of Felsted affording countryside views from both front and rear aspects.

## Key features

- Close to local amenities
- 3 Bedrooms
- Countryside views
- Quiet location
- Lovely garden

## Local area

Hartford End is a small hamlet close to Felsted which offers excellent schools and local amenities and restaurants. There are good walks to be had in the area and it is also nicely located for shopping and recreation in Chelmsford with its recent addition of John Lewis, Everyman Cinema and an abundance of restaurants and bars.

## Schools & Transport

- Dunmow St. Mary's Primary School, 4.70 Miles
- King Edward VI Grammar School, 6.53 Miles
- Stansted Airport, 8.82 Miles
- Chelmsford Railway Station, 6.74 Miles
- Chelmsford County High Schools, 6.30 Miles
- Felsted Primary School, 2.05 Miles
- Braintree Railway Station, 5.54 Miles
- Felsted School, 1.88 Miles

## Further Details

**Tenure:** Freehold

**Total Sq Ft:** ( 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.

Accommodation with approximate room sizes briefly comprises:

**COVERED STORM PORCH:** Block paving with solid timber entrance door with glazed panels leading to the:

**ENTRANCE HALL:** There is a doorway leading through to the kitchen/breakfast room and the main living area of the house. On entering the hall there is a covered radiator, central ceiling light fixing, stairs to the first floor landing and a large under stairs storage cupboard.

**LIVING ROOM: 7.8m (25'7) x 3.61m (11'10)**

This is a lovely bright and spacious room which has a large UPVC double glazed picture window to both front and rear elevations together with a UPVC double glazed window to the side elevation. A nice feature of this room is the cast iron wood burner with slate hearth. The room is divided into two areas, one being the dining area with covered radiator and central ceiling light fixing. The living room area has a central ceiling light fixing, radiator and ample power points as well as a glazed internal hatch through to the kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM: 3.53 m (11'7) x 2.38m (7'10)**

This fully fitted kitchen has roll edge working surfaces with inset stainless steel sink with mixer tap over. There is a wooden stable door to the rear elevation and a UPVC picture window. Underneath the work surfaces are white painted drawers and cupboards. There is an integrated Belling single oven and a four ring hob above with tiled splash back, space for a washing machine and a dishwasher. There is a radiator, a central ceiling light fixing and ample power points as well as space for a fridge/freezer.

**STAIRS TO 1ST FLOOR LANDING:** A very nice open bright landing with central ceiling light fixing, covered radiator and a UPVC window to the front elevation overlooking the fields. Doors through to all three bedrooms, the family bathroom and the w.c. together with a large airing cupboard housing the lagged copper cylinder tank with shelving and access to the loft storage space.

**MASTER BEDROOM: 3.62m (11'10) x 2.72m (8'11)**

This bright and airy bedroom has a large UPVC picture window to the front elevation overlooking the open countryside, a central ceiling light fixing, radiator and ample power points as well as a useful built-in wardrobe.

**BEDROOM 2: 3.15m (10'4) x 2.72m (8'11)**

A lovely second bedroom with UPVC window to rear elevation, again with views of the open countryside and rear garden. There is a central ceiling light fixing, useful built in wardrobe, radiator and ample power points.

**BEDROOM 3: 3.06m (11'9) x 2.15 m (7')**

Single bedroom with UPVC window to the side elevation, built in wardrobe, central ceiling light fixing, radiator and ample power points.

**FAMILY BATHROOM:**

This has a white suite comprising panel enclosed bath with shower screen and power shower as well as a mixer tap and shower attachment over, a low level w.c. with wooden seat and cover and a pedestal mounted wash hand basin, a heated towel ladder, part panelled/part tiled walls, a UPVC obscured double glazed window to the rear elevation and central ceiling light fixing.

**W.C.**

Low level w.c. with matching wooden seat and cover, a wall mounted wash hand basin, part panelled walls, small obscured double glazed window to the rear elevation, central ceiling light fixing and heated towel ladder.

**OUTSIDE:**

The property benefits from lovely gardens. The front garden is approached via a block paved and gravel driveway with post and rail fencing with a wooden 5 bar gate with a mainly laid to lawn and an attractive mature tree. There is parking for several cars. The rear garden is accessed via the side of the property and to the immediate rear of the house is a block paved terraced area leading to a covered outdoor dining area with the remainder of the garden being laid to lawn with high mature hedging and post and rail fencing and hedging at the bottom with a gate to maintain boundaries. There is also a storage shed.





## Energy Performance Certificate HM Government

**1 Brew House Cottages, Hartford End, CHELMSFORD, CM3 1JU**

Dwelling type: Semi-detached house      Reference number: 9678-4029-7221-6608-2954  
 Date of assessment: 13 September 2018      Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 14 September 2018      Total floor area: 88 m<sup>2</sup>

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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,043</b>
<b>Over 3 years you could save</b>	<b>£ 609</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 234 over 3 years	£ 234 over 3 years	<div style="border: 1px solid green; padding: 5px; display: inline-block;"> <p style="color: green; font-weight: bold; margin: 0;">You could save £ 609 over 3 years</p> </div>
Heating	£ 1,455 over 3 years	£ 999 over 3 years	
Hot Water	£ 354 over 3 years	£ 201 over 3 years	
<b>Totals</b>	<b>£ 2,043</b>	<b>£ 1,434</b>	

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

Very energy efficient - lower running costs

Not energy efficient - higher running costs

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.

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

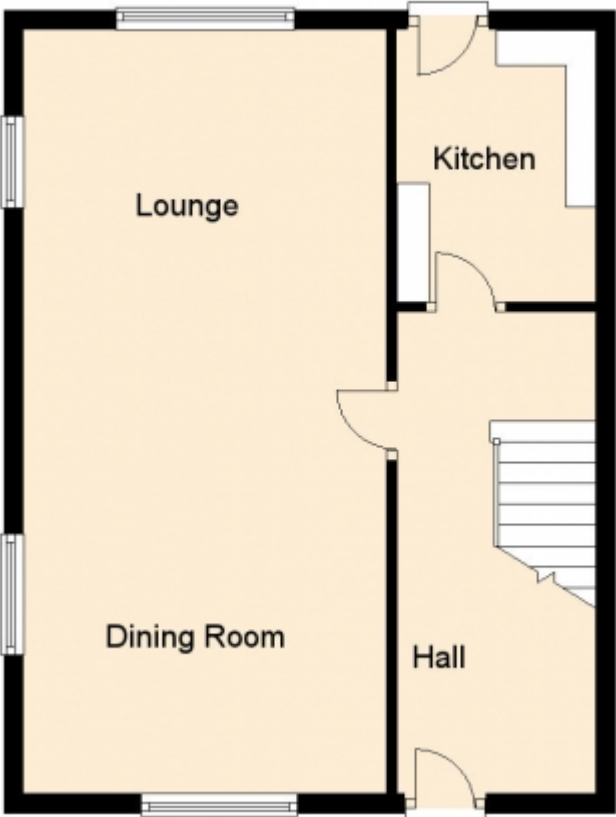
Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 237
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 120
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 80

See page 3 for a full list of recommendations for this property.

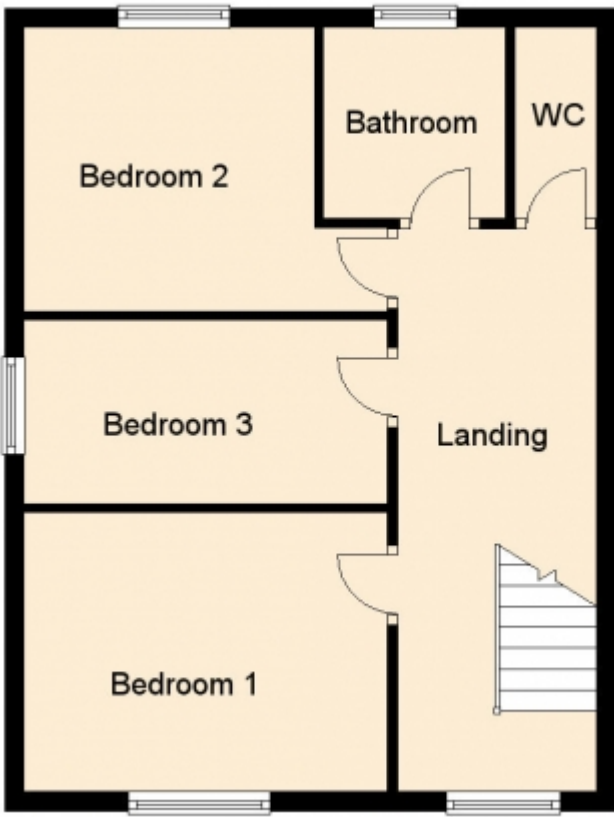
To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



Ground Floor



First Floor



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