



PESTELL

ESTABLISHED 1991

- 3 BEDROOM DETACHED BUNGALOW
- RECENTLY DECORATED
- LIVING ROOM DINER
- NEWLY INSTALLED KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- FAMILY SHOWER ROOM
- REAR GARDEN
- GARAGE WITH OFF STREET PARKING FOR 2 VEHICLES



CAUSEWAY END, FELSTED
TO LET - £1500 PCM
AVAILABLE : IMMEDIATELY

THE PROPERTY

A spacious 3 bedroom bungalow in a popular village location comprising of a large living room diner with French doors leading to rear garden, a newly installed kitchen, three bedrooms with the master enjoying an en-suite. Outside boasts a southerly aspect rear garden that is very private in nature, to the front there is a single garage with parking for at least two vehicles.



PORCH

ENTRANCE HALL

LIVING ROOM DINER: 19'5" X 17'

KITCHEN





MASTER BEDROOM: 18'1" X 10'10"
EN-SUITE
BEDROOM 2: 12' X 10'10"
BEDROOM 3: 16'1" X 9'
FAMILY BATHROOM



With obscure glazed front door opening into:

PORCH

With lighting and obscure glazed and side light opening into:

ENTRANCE HALL

With two ceiling lighting points, loft access, wall mounted radiator, fitted carpet, telephone and power points, large storage cupboard and further cupboard housing hot water cylinder and additional storage, doors to rooms:

LIVING ROOM DINER: 19'5" X 17'

With windows to both side and rear aspects, further French doors and side lights to patio and rear garden, fitted carpet, ceiling lighting point, wall mounted radiators, TV and power points.

KITCHEN

Appears to be newly installed, with an array of eye and base level cupboards and drawers with complimentary granite effect work surface with tiled splash back, 1½ bowl single drainer stainless steel sink unit with mixer tap, four ring electric hob with stainless steel extractor fan above, free standing dishwasher, washing machine, fridge freezer, built in double oven, ceiling lighting points, wood effect linoleum flooring, breakfast bar with wall mounted radiator under, wall mounted gas boiler, obscure glazed door to side, further window overlooking front garden and street scene.

MASTER BEDROOM: 18'1" X 10'10"

With window to front, ceiling lighting, wall mounted radiator, power points and fitted carpet, door through to:

EN-SUITE

Comprising a three piece suite of panel enclosed bath with mixer tap and separate shower unit over, tiled and glazed with shower screen, close coupled W.C., pedestal wash hand basin with mixer tap, full tiled surround, obscure window to side, ceiling lighting, wall mounted radiator, wood effect linoleum flooring.

BEDROOM 2: 12' X 10'10"

With window overlooking rear garden, ceiling lighting, fitted carpet, wall mounted radiator, power points.

BEDROOM 3: 16'1" X 9'

With window overlooking rear garden, wall mounted radiator, telephone, TV and power points, fitted carpet, ceiling lighting.

FAMILY SHOWER ROOM

Comprising a large walk in fully glazed shower cubicle, close coupled W.C., vanity mounted wash hand basin with mixer tap, ceiling lighting, extractor fan, obscure window to side, full tiled surround, tiled flooring, wall mounted radiator.

THE PROPERTY

OUTSIDE:

The front of the property is laid primarily to lawn with shrub and herbaceous borders, personnel gates to both side aspects, there is a shingle driveway with parking for at least two vehicles and access to garage with up and over door.

REAR GARDEN:

The rear garden is very private in nature, laid to both lawn and entertaining patio, retained by close boarded fencing, with shrub and herbaceous hedging and trees surrounding with a southerly aspect.



**WANT TO VIEW THIS PROPERTY? DO YOU HAVE ANY QUESTIONS?
PLEASE DO NOT HESITATE TO CONTACT US 01371 879100**

AWAITING EPC

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GENERAL REMARKS & STIPULATIONS

Folio No. R28694

FULL ADDRESS

Fernlea, Causeway End, Felsted, CM6 3LU

SERVICES

Gas heating, mains electricity, water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER
01799 510510

COUNCIL TAX BAND

Band E

VIEWING

Strictly by appointment with the selling agent Pestell & Co. If there are any points which are of importance to you, we invite you to discuss them with us prior to you travelling to the property.

DIRECTIONS



OFFICE OPENING TIMES

7 days a week. Monday to Friday 9.00am to 6.00pm, Saturday's 9.00am to 5.00pm and Sunday's 10.00am to 1.00pm.

IMPORTANT NOTICE

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc.

Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

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call one of our experienced team for further
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