





13 MATILDA WAY

Flitch Green, Dunmow, CM6 3GD

OFFERS IN EXCESS OF £250,000

- Two Bedroom Coach House
- Freehold
- Garage and Parking
- Popular Development
- Offered Chain Free
- Good Sized Lounge with Separate Kitchen
- All Main Services Connected
- Private Entrance Door Leading upto the First Floor

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Property Description

THE PROPERTY

An attractive and highly popular two bedroom 'Coach House' benefiting from a garage and situated in a good position on this well regarded development. Offered CHAIN FREE.

Freehold
Council Tax Band C
EPC C
All main services connected
Annual Service Charge for the 'Parking/Courtyard Area'
Latest year 2026 £263 p.a. last year 2025 £176 p.a.

THE LOCATION

This attractive Coach House lies within the ever popular Flitch Green which has managed to retain a village feel due to the stunning countryside walks and green areas.

Within the development there is a CO-OP and various 'food vans' rotate on a regular basis providing a true community spirit.

Within walking distance the historic 'Flitch or Bacon' freehouse has recently been refurbished and is open serving popular traditional dishes.

The picturesque and desirable village of Felsted is also a short walk/drive away, surrounded by unspoilt north Essex countryside.

The village offers various amenities, including two traditional pubs, a village store and deli, antiques shop and a parish church. Flitch Way Country Park, a former railway line, connects Felsted to Little Dunmow, providing splendid walking and cycling routes.

Schooling includes the renowned independent Felsted School - founded in 1564, while there is also a state primary school in the village.

The market town of Great Dunmow, three and a half miles away, provides a comprehensive range of everyday amenities, as well as state primary and secondary schooling.

The A120 gives direct access to Stansted Airport and the M11, while Bishops Stortford and Chelmsford stations provide mainline rail services to London Liverpool Street.

ENTRANCE DOOR

stairs leading to

LIVING/DINING ROOM

17' 3" x 12' 6" (5.28m x 3.82m)

KITCHEN

7' 8" x 7' 1" (2.36m x 2.16m)

INNER HALL

BEDROOM 1

11' 1" x 9' 5" (3.40m x 2.89m)

BEDROOM 2

11' 1" x 7' 7" (3.40m x 2.33m)

BATHROOM

GARAGE

17' 8" x 8' 7" (5.40m x 2.62m)

GARDEN AND PARKING

One allocated parking space as well as the garage.

Small area to the front and rear filled with attractive shrubs.





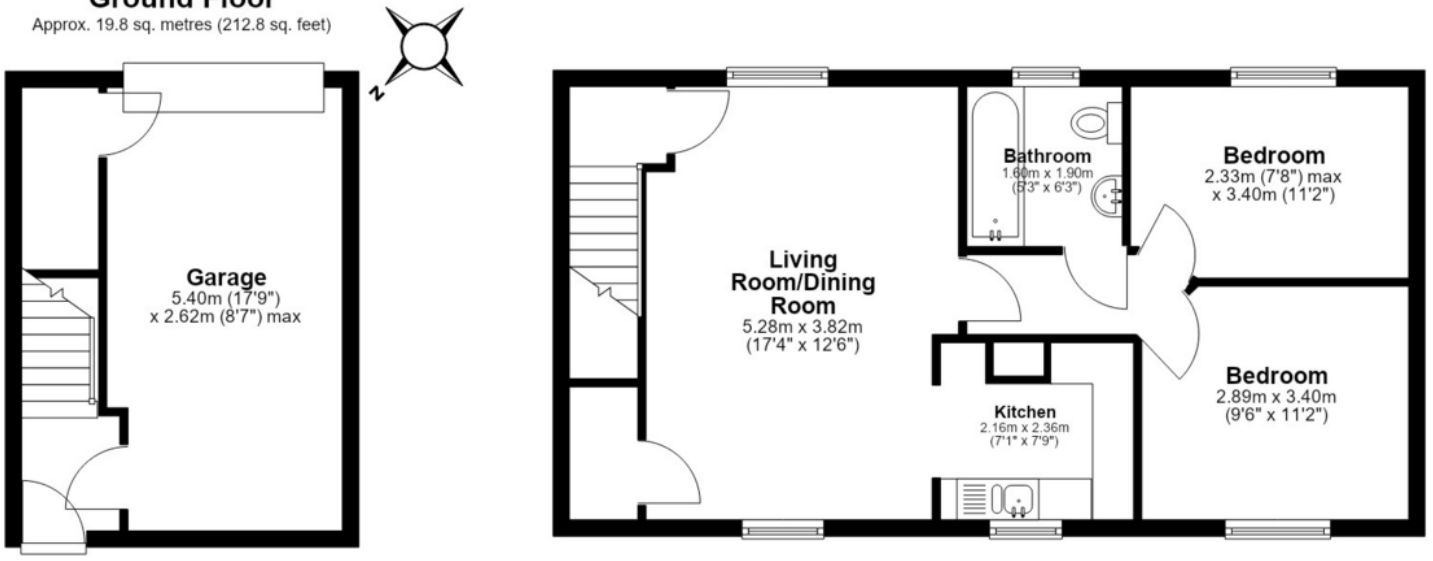


First Floor

Approx. 53.5 sq. metres (575.5 sq. feet)

Ground Floor

Approx. 19.8 sq. metres (212.8 sq. feet)



Total area: approx. 73.2 sq. metres (788.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.
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Matilda Way

COUNCIL TAX BAND

Tax band C

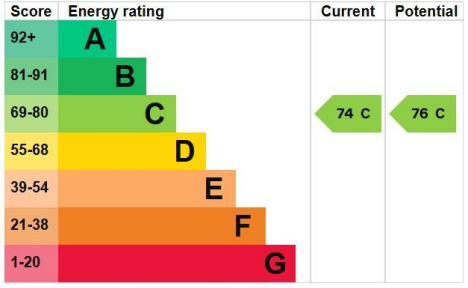
TENURE

Freehold

LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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