



## MATILDA WAY, FLITCH GREEN

GUIDE PRICE – £225,000

- NO ONWARD CHAIN
- 2 DOUBLE BEDROOM GROUND FLOOR APARTMENT
- LIVING ROOM DINER WITH FRENCH DOORS TO FRONT
- LARGE HALLWAY WITH STORAGE CUPBOARD
- KITCHEN WITH BREAKFAST BAR
- EN-SUITE TO PRINCIPAL BEDROOM
- BUILT-IN WARDROBES TO BOTH BEDROOMS
- THREE PIECE FAMILY BATHROOM
- ALLOCATED PARKING SPOT
- COMMUNAL GARDEN

We are pleased to offer a rarely available 2 double bedroom ground floor apartment, located within a small apartment block of only 6 apartments in Fitch Green. Comprising of a large hallway, open plan living room diner with French doors to front and kitchen with breakfast bar, en-suite to the principal bedroom, built-in storage to both bedrooms and a three piece family bathroom. The front of the property is approached via a shared block-paved parking court with one allocated parking space, with a pathway and communal garden leading to front door.





With timber front door opening into:

### **Entrance Hall**

With tiled flooring, wall mounted electric radiator, storage cupboard housing hot water cylinder, fuseboard and shelving, ceiling lighting, telephone entry system and doors to rooms.

### **Open Plan Kitchen, Dining & Living Room - 21'6" x 12'0"**

With windows to front, further French doors leading out to rear garden, inset ceiling downlighting, TV and power points, wood effect laminate flooring. Kitchen area comprising an array of eye and base level cupboards and drawers with complimentary walnut block worksurface and tiled splashback, 1 1/2 bowl single drainer stainless steel sink unit with mixer tap, integrated fridge freezer, recess power and plumbing for both washing machine and dishwasher, integrated oven with 4-ring electric hob and stainless steel extractor fan above, array of power points.

### **Bedroom 1 - 11'2" x 14'0"**

With window to front, ceiling lighting, built-in double wardrobe with hanging rail and shelving, TV telephone and power points, wood effect linoleum flooring, door through to:

### **En-suite**

Comprising a pedestal wash hand basin with twin tap, close coupled WC, half-tiled surround, fully tiled and glazed shower cubicle with integrated shower, inset ceiling downlighting, extractor fan, electric shaving point, obscure window to front, tiled flooring.

### **Bedroom 2 – 14'2" x 8'9"**

Another double bedroom with window to front, ceiling lighting, built-in double wardrobe with hanging rail and shelving, power points and fitted carpet.

### **Family Bathroom**

Comprising a panel enclosed bath with mixer tap, half-tiled surround, pedestal wash hand basin with twin tap, close coupled WC, inset ceiling downlighting, extractor fan, obscure window to rear, electric shaving point, wall mounted chromium heated towel rail and tiled flooring.

# OUTSIDE

## The Front

The front of the property is well-situated within Flich Green and is approached via a shared block-paved parking court with one allocated parking space. This ground floor apartment offers immediate access to the communal garden.



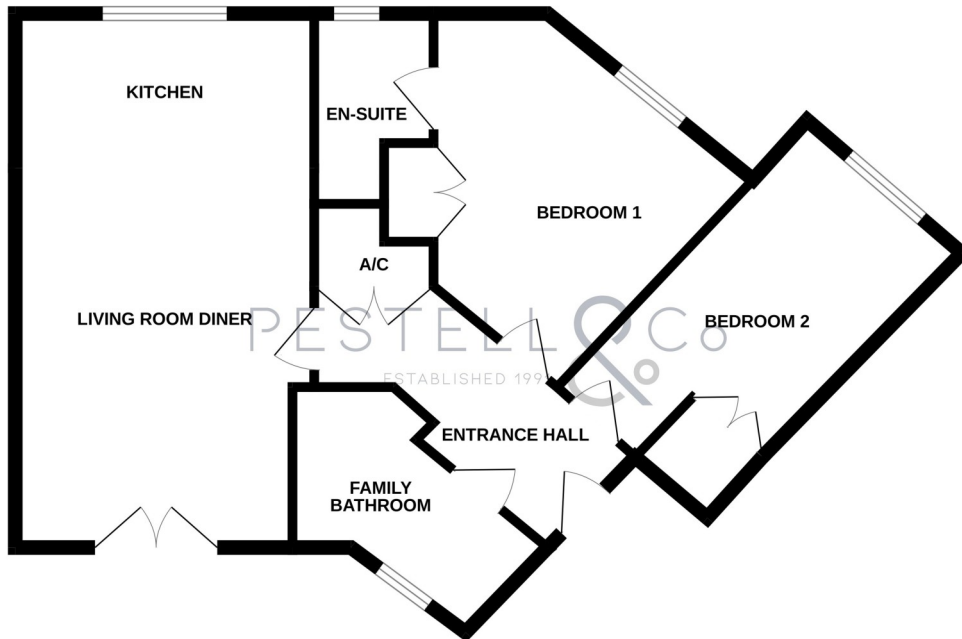
# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		<b>80 C</b>
55-68	<b>D</b>	<b>64 D</b>	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLAN

GROUND FLOOR  
669 sq.ft. (62.1 sq.m.) approx.



TOTAL FLOOR AREA : 669 sq.ft. (62.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# GENERAL REMARKS & STIPULATIONS

**Matilda Way** is situated in Flich Green, Little Dunmow, a popular development close to Great Dunmow with it's renowned Flich Green Primary School and convenient Co-Op. At its neighbouring village of Felsted further schooling can be found along with another shop for your day to day needs, public houses and restaurant's. With the A120 bypass giving quick and easy access to M11/M25 access points at Bishop's Stortford which of course benefits from London Stansted International Airport that also supplies mainline railway links to London Liverpool Street Station. Further mainline station can also be found at Chelmsford with it's park-and-ride located on the north side of the city.

## DIRECTIONS



## FULL PROPERTY ADDRESS

3 Matilda Way, Flich Green, Dunmow, Essex,  
CM6 3GD

## COUNCIL TAX BAND

Band C

## SERVICES

Electric heating, mains drainage, mains water

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information provided in this brochure is accurate as of the date 09/07/2026. 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.

# PESTELL & Co

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