



PERRY ROAD, FLITCH GREEN

GUIDE PRICE – £560,000

- 4 BEDROOM DETACHED FAMILY HOME
- LARGE LIVING ROOM WITH FRENCH DOORS TO REAR
- KITCHEN
- DINING ROOM
- UTILITY ROOM & STUDY/SNUG
- GROUND FLOOR CLOAKROOM
- EN-SUITE AND BEDROOM 4/DRESSING ROOM TO PRINCIPAL BEDROOM
- ACCESS TO DOUBLE GARAGE
- OFF-STREET PARKING
- BEAUTIFUL LANDSCAPED REAR GARDEN

We are delighted to offer this 4 bedroom detached property, with the ground floor comprising a large living room with French doors to rear garden, kitchen, dining room with bay window, utility room, cloakroom and a study. The first floor enjoys three double bedrooms, with an en-suite and bedroom 4/dressing room to principal bedroom, as well as a three piece family bathroom. Externally, the property enjoys off-street parking and access to a double garage, as well as a large rear garden laid to lawn, patio and shingle.

GROUND FLOOR

Living Room – 15'1" x 13'4"

Dining Room – 9'10" x 9'5"

Kitchen – 11'6" x 9'11"

Utility Room – 7'7" x 7'3"

Study – 10'10" x 8'7" into bay

Cloakroom

FIRST FLOOR

Bedroom 1 – 13'4" x 12'1"

Bedroom 4/Dressing Room – 9'3" x 7'8"

En-suite to Bedroom 1

Bedroom 2 – 11'5" x 10'7"

Bedroom 3 – 11'1" x 10'0"

Family Bathroom

EXTERNALS

The property enjoys a double garage and off-street parking to rear, with a personnel gate leading to the beautiful rear garden, which is laid to lawn, patio and shingle with feature trees and planting.



DETAILS

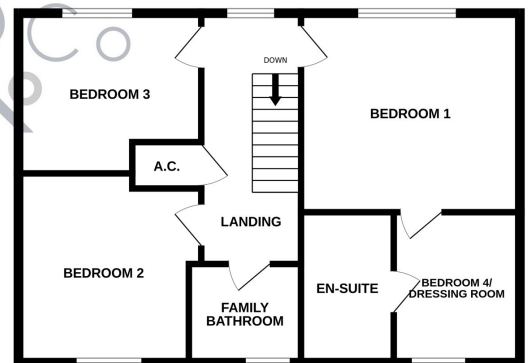
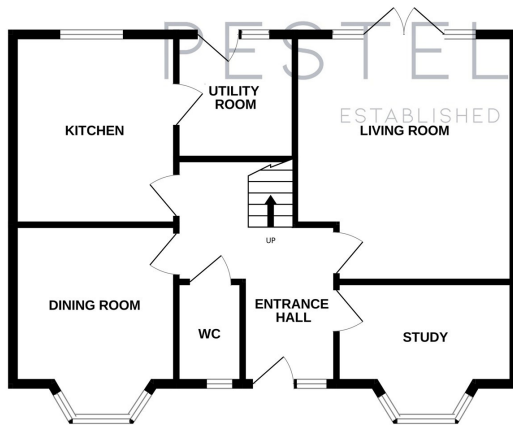
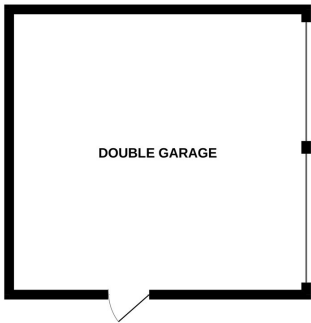
EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.

1ST FLOOR
649 sq.ft. (60.3 sq.m.) approx.



TOTAL FLOOR AREA : 1632 sq.ft. (151.6 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

Perry Road 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 railway stations can be found at the new Beaulieu Park station in Boreham, and in Chelmsford with it's park-and-ride located on the north side of the city.

DIRECTIONS



FULL PROPERTY ADDRESS

36 Perry Road, Flich Green, Essex, CM6 3GL

COUNCIL TAX BAND

Band E

SERVICES

Gas fired central heating, mains drainage, mains water

LOCAL AUTHORITY

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

AGENTS NOTE: We believe the information supplied in this brochure is accurate as of the date 05/09/2025. 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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Interested in Land acquisition?

Want to change agent and get your property sold?

Do you have a commercial property to sell or let?

Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?