



2 St. Augustines Close, Flich Green,
Dunmow, Essex, CM6 3FP

Offers in excess of: £925,000
Freehold

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An impeccably presented family home, boasting modern elegance and spacious living. Upon entering, you are greeted with a bright and airy entrance hall with a central staircase, leading to a generous living room, complete with a traditional brick fireplace for cosy evenings. The kitchen/dining area is fitted with high-end built in appliances, glossy off white cabinetry, and a lounge area with access into the rear garden. The home offers multiple flexible living spaces, including a sophisticated home office setup with a peaceful view. Upstairs the principal bedroom is generously sized with an en-suite, dressing area and Juliette balcony and there are a further four bedrooms. On the second floor, two double bedrooms are found, currently used as a cinema room and home gym. The outdoor space offers manicured gardens, a spacious patio for with inset lighting, a pergola and an impressive expanse of lawn, ideal for family recreation and social gatherings. With its solar panel integration, this eco-friendly home not only offers reduced energy bills but also contributes to a greener footprint. The property includes a sizeable driveway and a detached garage, providing ample parking and storage solutions. EPC Band A. Council Tax Band G.



Immaculately Presented Six Bedroom Home
Large Driveway & Double Garage
Generously Sized Secluded Rear Garden with Inset Lighting
Ample Work from Home Space
Two En-suites
EPC Band A & Council Tax Band G

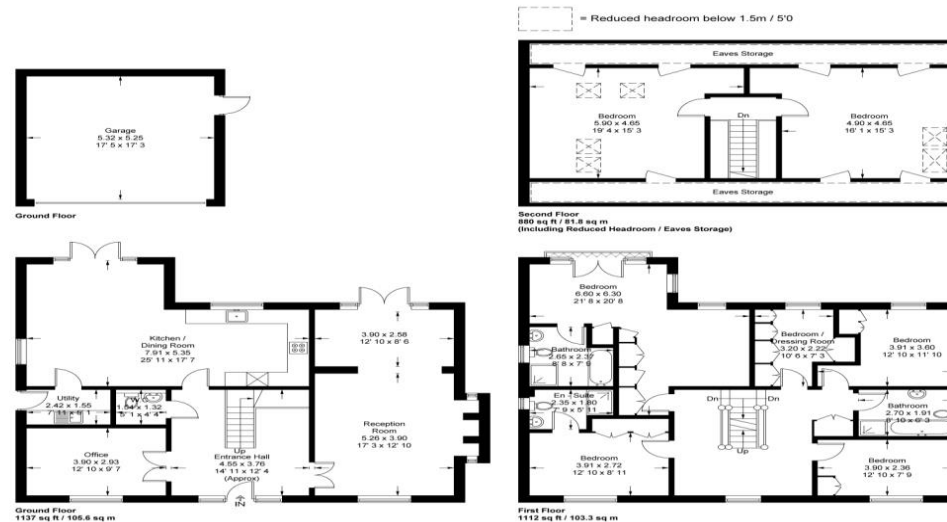
ADDITIONAL INFORMATION

Solar Panels

The property benefits from a large 9.4 kW photovoltaic solar array on the roof front and rear which develops up to 40kWh of electricity a day during the summer. Additionally, the property has 26 kWh of battery backup (available by separate negotiation) allowing the storage of solar power for use after dark, the storage of cheap overnight electricity and the ability to work off-grid in case of a power cut. The garage contains a Zappi EV charger allowing seamless use of excess solar energy to charge cars or use as a traditional 7.4 kW car charger.

St Augustine's Close

Approximate Gross Internal Area = 2925 sq ft / 271.7 sq m
 (Excluding Reduced Headroom / Eaves Storage)
 Reduced Headroom / Eaves Storage = 204 sq ft / 19 sq m
 Garage = 300 sq ft / 27.9 sq m
 Total = 3429 sq ft / 318.6 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.



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FOR MORE DETAILS CONTACT

Barclay House, 1 High Street, Dunmow, Essex, CM6 1UU

T: 01371 878322 | W: www.intercountry.co.uk

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