



28 Oziers, Elsenham  
CM22 6LS



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 28 Oziers

Elsenham | Essex | CM22 6LS

Guide Price £320,000

- A two bedroom, mid terrace property
- Open plan ground floor
- First floor bathroom
- Off road parking
- Good size rear garden
- Walking distance to mainline train station

## The Property

A well-proportioned two-bedroom, mid terraced home in the popular village of Elsenham. Benefiting from a rear garden, off road parking and ideally located within walking distance from amenities and mainline train station.

## The Setting

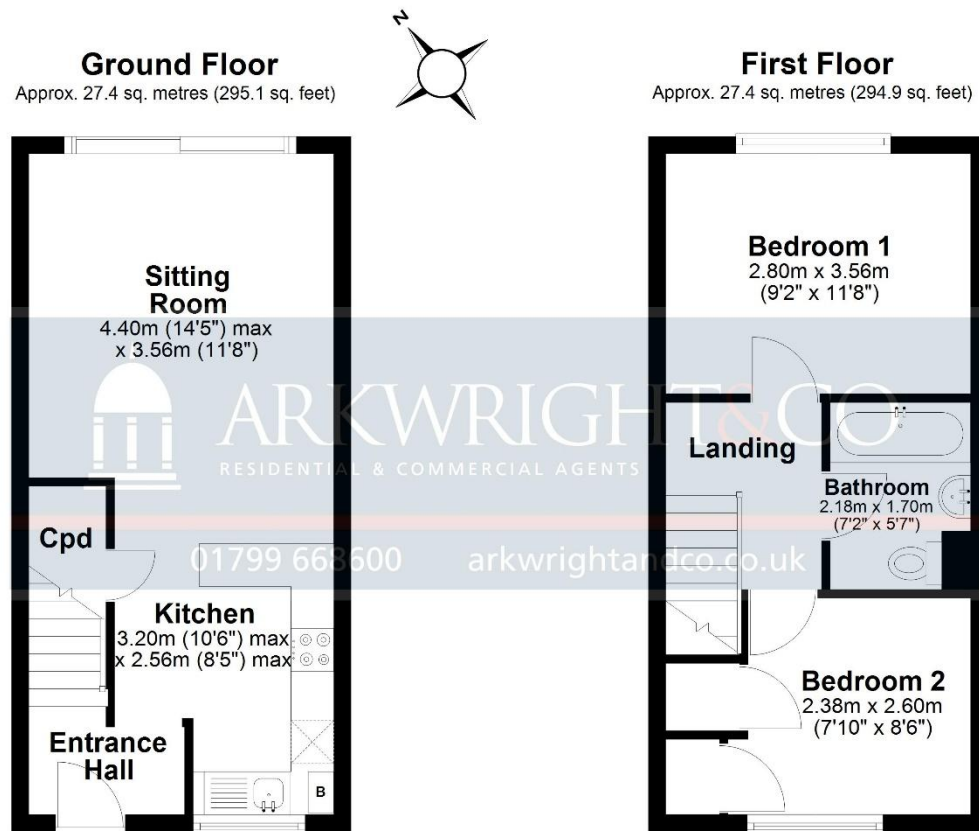
Oziers is located in a semi rural setting of Elsenham. The Village has a renowned local JMI school, local shop for your day-to-day needs, mainline railway station and easy access to the larger village of Stansted Mountfitchet and the market town of Thaxted. Both have schools, shopping, restaurants, public houses and many more recreational facilities. Stansted Mountfitchet also offers road links to the M11/M25 and of course London Stansted International Airport with Stansted Express railway link to London Liverpool Street.

## The Accommodation

In detail the property comprises an entrance hall with stairs rising to the first floor and an opening into the superb, open plan kitchen/sitting room. Fitted with a matching range of eye and base level units with worksurface over and sink unit incorporated. There is an integrated oven and induction cooker with extractor fan over. There is space and plumbing for a washing machine and window to front aspect. There is an understair storage cupboard with space for a fridge/freezer. The living/dining room is filled with natural light from sliding patio doors opening onto the garden.

The first-floor landing has doors to the adjoining rooms and access to the loft hatch. Bedroom one is a double room with window to rear aspect. Bedroom two is a good size room with built in storage and window to front aspect. The family bathroom comprises panelled bath, W.C and wash hand basin.





Total area: approx. 54.8 sq. metres (590.0 sq. feet)

### Outside

To the front of the property there is a small green and allocated parking for one car. Directly to the rear of the patio doors is a paved entertaining patio, ideal for al fresco dining. The remainder of the garden is predominantly laid to lawn with a decked area providing a perfect space for outdoor entertaining.

### Services

Mains electric, water and drainage are connected. Gas fired central heating. Ultrafast broadband is available and mobile signal is likely.

**Tenure** – Freehold

**Property Type** – Mid-terrace

**Property Construction** – Brick built with tiled roof

**Local Authority** – Uttlesford District Council

**Council Tax** - C







Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



**ARKWRIGHT & CO**  
RESIDENTIAL & COMMERCIAL AGENTS