



Station Road, Elsenham, CM22 6LG

CHEFFINS

Station Road

Elsenham,
CM22 6LG

- Detached
- Four bedrooms
- Substantial rear garden
- Ample off street parking
- Spacious and versatile accommodation
- Approximately 0.26 of an acre

A spacious four bedroom detached chalet bungalow positioned in a popular village location. The property benefits from bright and well proportioned living accommodation throughout together with ample off street parking and an impressive and substantial rear garden. The property is superbly placed for commuters and provides further scope for enlargement.

4 2 1

Guide Price £600,000





LOCATION

Elsenham is a thriving village with a good range of shops, public house, school and mainline railway station serving London Liverpool Street and Cambridge. There is easy access to the fast train at Stansted Airport which is approximately 2.5 miles and of course just a 5 minute drive from the A120 bypass with its onward links to the M11. Further facilities can be found at Bishop's Stortford enjoying multiple shopping centres, schools, recreational facilities, mainline railway station and of course M11 leading to M25 access points.

GROUND FLOOR

ENTRANCE HALL

Entrance door, obscure double glazed window to the side aspect, staircase rising to the first floor with understair storage cupboard and cupboard with space and plumbing for washing machine and tumble dryer.

KITCHEN

Fitted with a range of base and eye level units with worktop space over, sink unit, built-in oven, seven ring gas hob with extractor hood over, space for fridge freezer and dishwasher. Double glazed leaded window to the side aspect.

CLOAKROOM

Comprising ceramic wash basin and low level WC.

LIVING ROOM

Engineered oak flooring, open fireplace with exposed brick and timber mantle, feature window to the side aspect and two pairs of double glazed sliding doors opening to:

CONSERVATORY

Tiled flooring, double glazed windows to three aspects and French doors opening to the rear garden.

SHOWER ROOM

Comprising shower enclosure, low level WC, ceramic wash basin with vanity cupboard beneath and heated towel rail. Obscure double glazed window to the side aspect, part tiled walls and tiled flooring.

BEDROOM 4/STUDY

Double glazed leaded bay window to the front aspect.

BEDROOM 3

Double glazed leaded bay window to the front aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms and skylight window.

BEDROOM 1

Double glazed window to the rear aspect overlooking the garden, built-in storage cupboard and eaves storage space.

BEDROOM 2

Double glazed leaded window to the front aspect.

BATHROOM

Comprising panelled bath, ceramic wash basin, low level WC, tiled walls and skylight window.

OUTSIDE

To the front of the property there is off-street parking for 5-6 vehicles with fence and hedge borders. There is side access to the entrance door and gated access to the rear garden which has a south westerly aspect and is predominantly laid to lawn with shrub borders, a paved terrace, feature pond and a storage shed with power. To the rear of the garden is a greenhouse, two further sheds and wood store.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

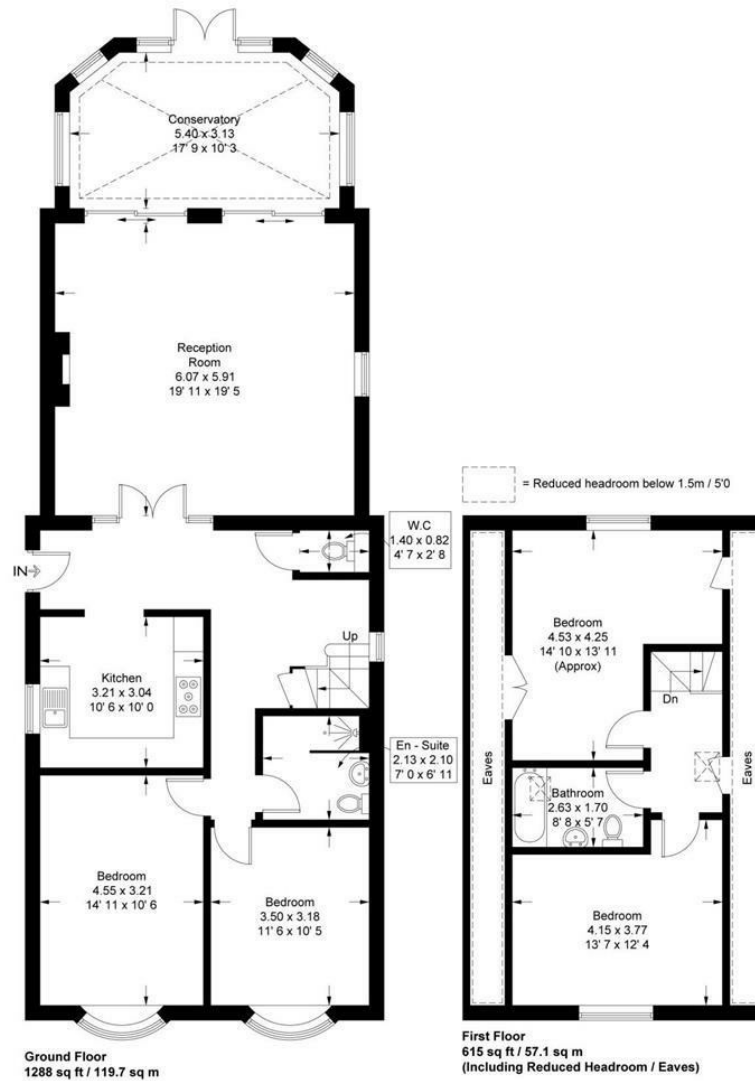
By appointment through the Agents.







Approximate Gross Internal Area = 1780 sq ft / 165.4 sq m
 (Excluding Reduced Headroom / Eaves)
 Reduced Headroom / Eaves = 123 sq ft / 11.4 sq m
 Total = 1903 sq ft / 176.8 sq m



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	
England & Wales	EU Directive 2002/91/EC

Guide Price £600,000
 Tenure - Freehold
 Council Tax Band - E
 Local Authority - Uttlesford



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.