



Hailes Wood, Elsenham, CM22 6DQ

**CHEFFINS**

## Hailes Wood

Elsenham,  
CM22 6DQ

- Tucked away location
- Energy efficient air source heating
- Four bedrooms
- Driveway
- South facing garden
- Walking distance to a mainline station

An extended four bedroom home situated in a popular residential location. The property offers bright and well proportioned accommodation, together with a south facing rear garden and driveway.

4 1 2

Guide Price £500,000





## 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 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 M11 leading to M25 access points.

## FRONT ENTRANCE DOOR

into:

## FAMILY ROOM

with stairs rising to first floor, glazed windows to front and side aspect, doors to adjoining rooms.

## CLOAKROOM

with ceramic basin, low level w.c., obscure glazed window to the side aspect.

## SITTING ROOM

with glazed window to the front aspect, archway leading into:

## DINING ROOM

with glazed French doors to rear.

## KITCHEN/BREAKFAST ROOM

with base and eye level units, space for range style cooker, over extractor, integrated fridge/freezer, dishwasher, stainless steel sink. Bay window and partially glazed door to the rear.

## ON THE FIRST FLOOR

## LANDING

with doors to adjoining rooms.

## BEDROOM 1

with glazed window to the rear, fitted wardrobes.

## BEDROOM 2

with glazed window to the front aspect, fitted wardrobes, doors to airing cupboard, loft access.

## BEDROOM 3

with glazed window to the front aspect, fitted wardrobe.

## BEDROOM 4

with glazed window to the rear.

## SHOWER ROOM

with ceramic basin, low level w.c., heated towel rail, electric Aqualisa shower, obscure glazed window to the side aspect.

## OUTSIDE

Driveway providing off-street parking, workshop space with partially glazed door, power and lighting, door to rear which leads into the garden which is predominantly laid to lawn, south facing and has a paved terrace area perfect for alfresco dining and a number of mature trees.

## AGENTS NOTE

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

## VIEWINGS

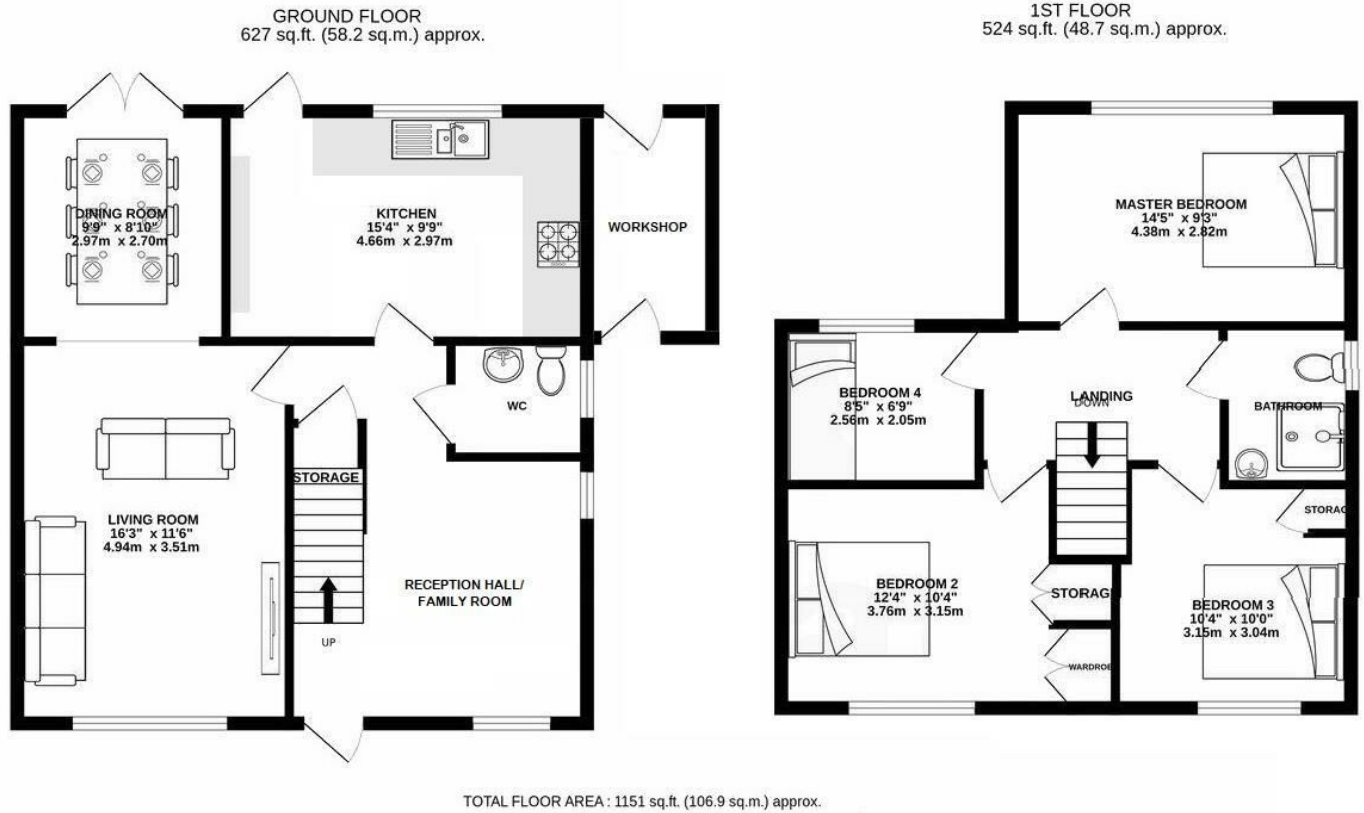
By appointment through the Agents.





| Energy Efficiency Rating                    |                            |           |
|---|----------------------------|-----------|
|   | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            | <b>91</b> |
| (81-91) <b>B</b>                            | <b>78</b>                  |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

Guide Price £500,000  
 Tenure - Freehold  
 Council Tax Band - D  
 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.