



Stansted Road, Elsenham, CM22 6LL



Stansted Road

Elsenham,
CM22 6LL

- Newly constructed semi-detached home
- Cat-5 cabling
- Underfloor heating to ground floor, radiators to first floor
- Security alarm system
- Spacious kitchen/reception room with bi-fold door to garden
- Four bedrooms, en suite and family bathroom
- Private garden & off-street parking
- Ideally located for commuters

A new build, four bedroom property providing stylish and well-proportioned accommodation, located in a popular and well-served village, enjoying good commuter access.

4 2 2

Guide Price £565,000





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

Obscure glazed entrance door with adjoining obscure glazed window and staircase rising to the first floor with understairs storage cupboard.

SITTING ROOM

A spacious room with wide window to the front aspect and further window to the side aspect.

KITCHEN/DINING/LIVING SPACE

The kitchen comprises a range of base and eye level units with quartz worktop incorporating breakfast bar, sink unit, hob and double oven, integrated fridge freezer and dishwasher. The room enjoys a good degree of natural light via bi-folding doors leading to the terrace and a pair of large Velux skylights above and further window to the side aspect.

UTILITY ROOM

A matching range of base and eye level units with quartz worktop, free standing Bosch washing machine and tumble dryer, window overlooking the garden and obscure glazed door providing access to the side path and outdoor space. Door to:

CLOAKROOM

Comprising wall hung WC, vanity wash basin and obscure glazed window.

FIRST FLOOR

LANDING

Window to the side aspect.

BEDROOM 1

Large window to the front aspect.

BATHROOM

Comprising panelled bath with independent shower over, wall hung WC, vanity wash basin and illuminated mirror.

BEDROOM 2

Window to the rear aspect.

EN SUITE

Comprising shower enclosure, wall hung WC, vanity wash basin and illuminated mirror.

BEDROOM 3

Window to the rear aspect.

BEDROOM 4

Window to the front aspect.

OUTSIDE

To the front of the property is an extensive block paved driveway with lawn and path leading to the front door. To the side of the property is a gated path leading to the rear garden. Adjoining the rear of the property is a natural stone paved terrace with steps leading up to the garden which is laid to lawn with two mature trees.

AGENT'S NOTES

- Council Tax Band - To be assessed
 - Property Type - Semi-detached house
 - Property Construction - Brick & block with tiled roof
 - Number & Types of Room - Please refer to the floorplan
 - Square Footage - 1557
 - Parking - Driveway for 2 vehicles
- ### UTILITIES/SERVICES
- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Heating - Gas fired boiler with underfloor heating to ground floor and radiators to the first floor
 - Broadband - Fibre to the Property to be connected
 - Mobile Signal/Coverage - Good

VIEWINGS

By appointment through the Agents.







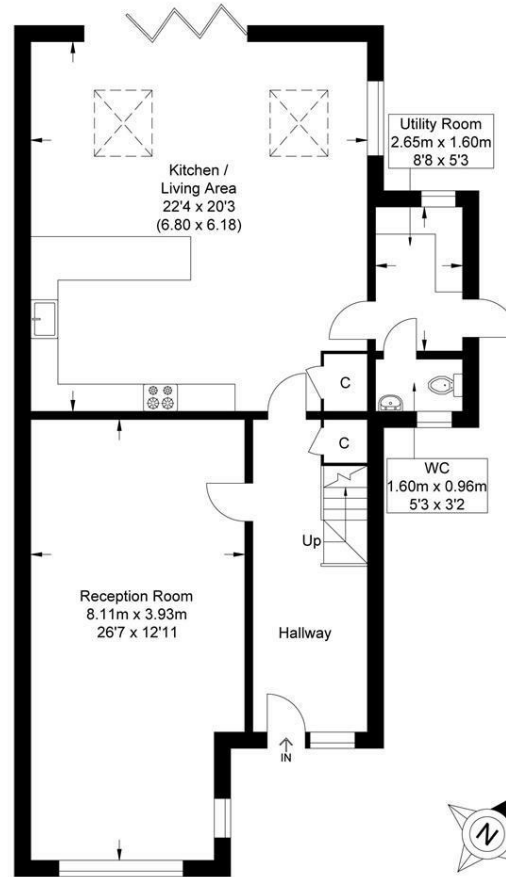
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £565,000

Tenure - Freehold

Council Tax Band - New Build

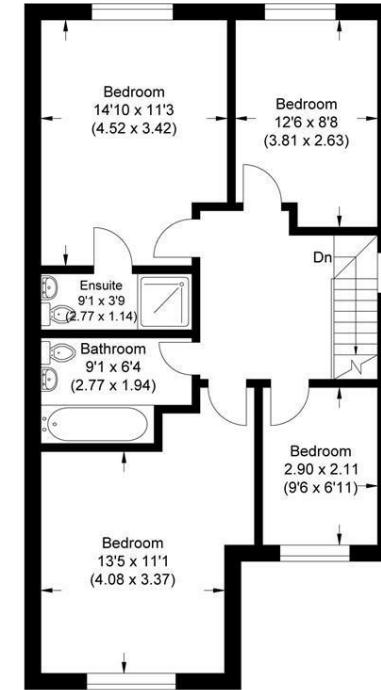
Local Authority - Uttlesford



Ground Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Approximate Gross Internal Area
160.67 sq m / 1729.43 sq ft



First Floor



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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.