



Tye Green, Elsenham, CM22 6DZ

**CHEFFINS**

## Tye Green

Elsenham,  
CM22 6DZ

- Countryside setting with a pleasant aspect
- Open sitting/dining room
- Refitted kitchen
- Bathroom and en suite to master
- Charming garden
- Driveway and cart lodge

A three bedroom cottage situated in a picturesque hamlet with a pleasant aspect over the green. The property offers bright and well proportioned accommodation, together with a charming rear garden, driveway and cart lodge.

3 2 1

Guide Price £415,000





## 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

### FRONT ENTRANCE DOOR

Into:-

### SITTING/DINING ROOM

Glazed windows to the front and side aspects, two feature fireplaces and doors to adjoining rooms.

### CLOAKROOM

With ceramic wash basin, low level WC and obscure glazed window to the side aspect.

### KITCHEN/BREAKFAST ROOM

Fitted with a range of base and eye level units, central island, wooden worktops, Bosch electric double oven and integrated microwave, four ring electric hob with extractor fan, sink, washing machine, dishwasher, full height fridge and freezer. Glazed window to the rear along with glazed French doors leading out into the garden.

## FIRST FLOOR

### LANDING

Doors to adjoining rooms, airing cupboard, wardrobe and loft access.

### MASTER BEDROOM

Glazed window to rear aspect, fitted wardrobe, door to:-

### EN-SUITE

Comprising ceramic wash basin with vanity unit beneath, low level WC, shower enclosure, heated two rail and obscure glazed window to the rear.

### BATHROOM

With pedestal wash hand basin, low level WC, panelled bath with overhead shower and fitted cupboard.

### BEDROOM TWO

Glazed window to the front aspect, fitted wardrobe.

### BEDROOM THREE

Glazed window to the side aspect.

### OUTSIDE

At the front of the property is a gravelled driveway providing off-street parking for several vehicles and gated side access leading to the rear garden which incorporates a paved terrace perfect for al fresco entertaining. The rest of the garden is

predominantly laid to lawn with bordering flower beds. In addition, there is a gated rear access to a further area of land which runs in line with the two fences which is also included as part of the garden and plot. A cart lodge is also included which can be found further down the lane.

### AGENT'S NOTES

- Tenure - Freehold
  - Council Tax Band - D
  - Property Type - Semi-detached house
  - Property Construction - Brick with tiled roof
  - Number & Types of Room - Please refer to the floorplan
  - Square Footage - 994.58
  - Parking - Cartlodge & driveway
- #### UTILITIES/SERVICES
- Electric Supply - Mains
  - Water Supply - Mains
  - Sewerage - Private septic tank
  - Heating - Oil fired boiler with radiators
  - Broadband - FTTP available
  - Mobile Signal/Coverage - Good

### VIEWINGS

By appointment through the Agents.

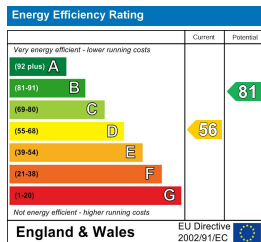




Approximate Gross Internal Area  
92.40 sq m / 994.58 sq ft



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



Guide Price £415,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



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.