

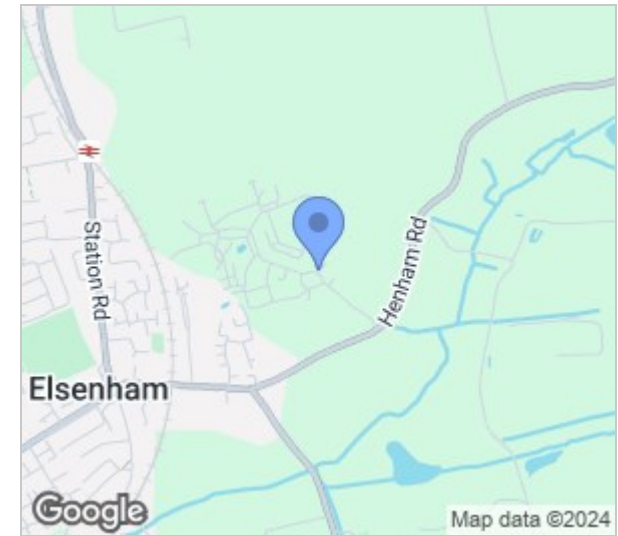


Crocus Drive, Elsenham, CM22 6ZB
£600,000

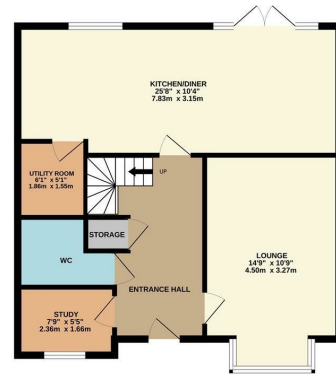
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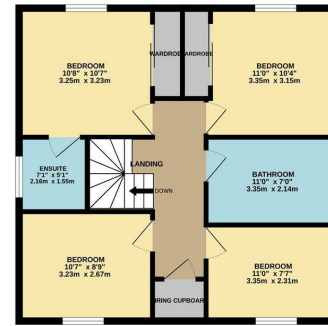
Located on the popular Elsenham Park development is this well presented four bedroom detached family home with converted garage and driveway. The ground floor comprises an entrance hall with cloakroom/WC leading to a lounge, office/study, kitchen/diner with a modern range of fitted wall & base level units with some integrated appliances and a separate utility room. The first floor offers a master bedroom with fitted wardrobes and en-suite shower room, three further bedrooms and a family bathroom with a white three piece-suite with separate shower cubicle. Outside the rear garden offers patio and lawn areas. Other benefits include solar panels, EV charging point and side access. Crocus Drive is located in Elsenham just a short drive to junction 8 of the M11 motorway, Stansted airport and Bishops Stortford. Please note this property is subject to an estate charge.



GROUND FLOOR
669 sq.ft. (62.1 sq.m.) approx.



1ST FLOOR
644 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA: 1312 sq.ft. (121.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given.
Made with Hozonix 10/2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	87	87
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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