



ELM CLOSE, ELSENHAM

GUIDE PRICE – £385,000

- 3 BEDROOM MID TERRACE
- END OF CUL-DE-SAC LOCATION
- LARGE LIVING ROOM
- KITCHEN DINER
- CLOAKROOM
- 40FT LOW MAINTENANCE REAR GARDEN
- OFF ROAD PARKING
- SINGLE EN-BLOC GARAGE
- WALKING DISTANCE TO LOCAL JUNIOR SCHOOL, SHOPS AND MAINLINE RAILWAY STATION

We are pleased to offer this end of cul-de-sac 3 bedroom mid-terrace home comprising of a kitchen diner with bi-folding doors to rear garden, large living room, cloakroom, 2 double bedrooms, 1 single and a family bathroom. Externally, the property enjoys a 40ft low maintenance rear garden, off street parking and a single en-bloc garage. Within walking distance the mainline railway station, shopping parade and junior school are all easily accessible.





With composite panel and obscure glazed front door, opening into;

Entrance Hall:

With ceiling lighting, wall mounted radiator, wood effect laminate flooring, doors to rooms.

Cloakroom:

Comprising closed couple WC, corner wash hand basin with mix tap and tile splashback, tiled flooring, wall mounted and inset ceiling lighting, Velux window to vaulted ceiling.

Living Room 20'8" x 16'11"

Extended to front with vaulted ceiling with two Velux windows and a further window to front, wall mounted and ceiling lighting, wood effect laminate flooring, TV, telephone and power points, wall mounted radiators, stairs rising to first floor landing with under stairs storage cupboard, and twin doors into;

Kitchen Diner 16'11" x 12'7"

With kitchen comprising an array of eye and base level cupboards with complementary stone effect worksurface and tiled splashback, single bowl single drainer stainless steel sink unit with mixer tap, free standing oven with 5 ring electric green hob, recess power and plumbing for both washing machine and dishwasher, further area for tall fridge/freezer, under stairs pantry storage, ceiling lighting, window and bi-folding doors leading out to rear garden, wall mounted radiator, tiled flooring.

First Floor Landing:

With ceiling lighting, storage cupboard, power point, fitted carpet, access to loft that is partially boarded with ladder and lighting and also housing the recently installed combination boiler, doors to rooms.

Bedroom 1 - 11'2" x 10'0"

With window overlooking rear garden, ceiling lighting, wall mounted radiator, built-in wardrobe with triple mirrored sliding doors, TV and power points, wood effect laminate flooring.

Bedroom 2 - 12'0" x 8'11"

With large window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet.

Bedroom 3 - 8'11" x 7'9"

With ceiling lighting, large window to front, wall mounted radiator, power points, wood effect laminate flooring.

Family bathroom:

Comprising a three-piece suite of panel enclosed bath with twin taps and integrated shower, tiled surround, closed couple WC, pedestal wash hand basin with mixer tap, wall mounted chromium heated towel rail, half tiled surround, obscure window to rear, ceiling lighting, wall mounted electric heater, tile effect Linoleum flooring.

OUTSIDE

The Front:

The front of the property is approached via a shingle driveway with pathway leading to front door, there is an en-bloc single garage ideal for storage, further personnel pathway leading to the rear of the property with personnel gate into;

Rear Garden:

Approximately 40 foot in length, split into artificial lawn and decking to both the immediate and rear of the garden.



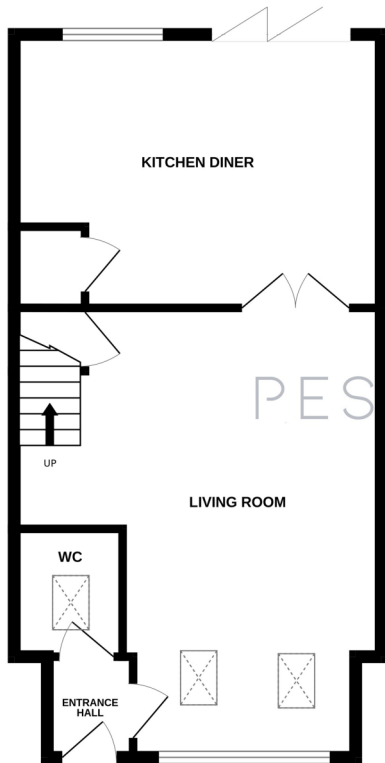
DETAILS

EPC

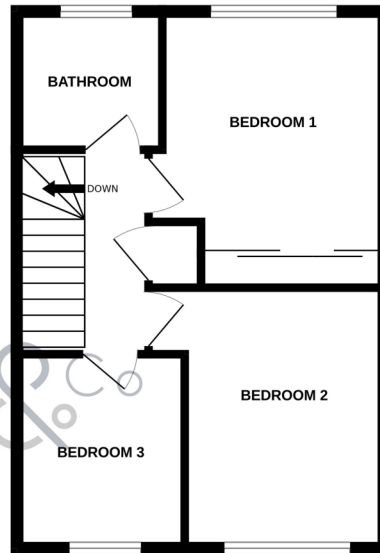
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

FLOOR PLAN

GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



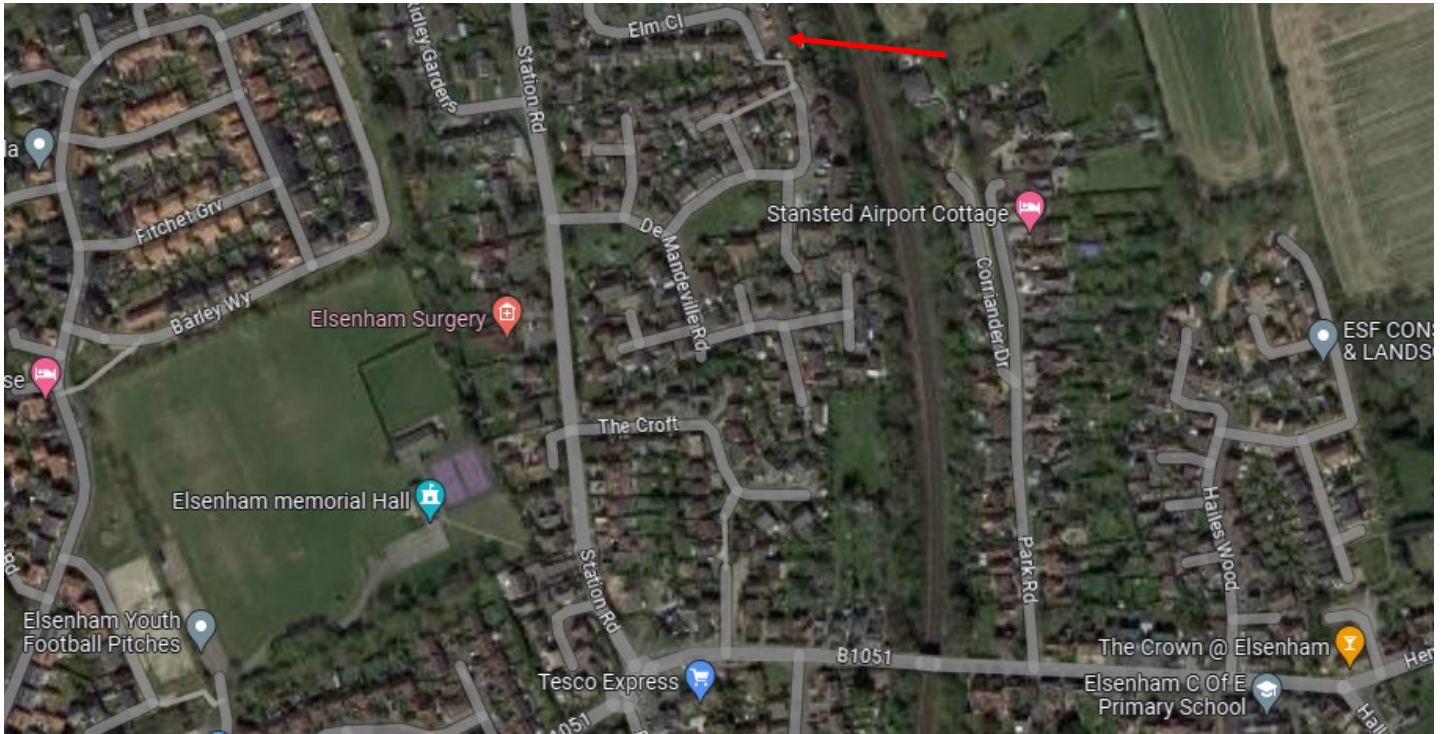
TOTAL FLOOR AREA : 967 sq.ft. (89.8 sq.m.) approx.

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 be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GENERAL REMARKS & STIPULATIONS

Elm Close is located in a semi rural setting of Elsenham. The Village has a renowned local JMI school, local shop for your day-to-day needs, mainline railway station and easy access to the larger village of Stansted Mountfitchet and the market town of Thaxted. Both have schools, shopping, restaurants, public houses and many more recreational facilities. Stansted Mountfitchet also offers road links to the M11/M25 and of course London Stansted International Airport with Stansted Express railway link to London Liverpool Street.

DIRECTIONS



FULL PROPERTY ADDRESS

29 Elm Close, Elsenham, Essex CM22 6LE

COUNCIL TAX BAND

Band C

SERVICES

Gas fired central heating, mains drainage and water

LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

AGENTS NOTE: The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

PESTELL & Co

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Do you have a property that you would like to rent but uncertain how to go about it?

Are you a developer looking for an agent to market or value your site?