



10 HAILES WOOD

Elsenham, Bishop's Stortford, CM22 6DQ

£365,000



COMMERCIAL | RESIDENTIAL | LETTINGS

www.jamesandco.net

- Extended Property with Three Bedrooms
- Spacious Living Area
- Kitchen/Breakfast Room
- Two Reception Rooms
- Separate Utility Room
- Ground Floor Cloakroom
- Garage and Parking
- Well Stocked Garden





Property Description

THE PROPERTY

Extended three bedroom semi-detached property offering a spacious living area. Garage and parking. Offered chain free.

THE LOCATION

The property is situated within a popular residential road within easy walking distance to the centre of the sought-after village of Elsenham with its shop, Post Office, popular public house and hair salon.

The village is under 6 miles from Bishop's Stortford, which offers a wide selection of amenities, including shops, sporting activities and well-regarded schooling.

The mainline station at Elsenham is just 1 mile from the

property and offers convenient rail connections to both London and Cambridge, whilst road links further afield are available via the M11, A1 and M25. Saffron Walden is also within easy reach, as is London Stanstead Airport.

PROPERTY INFORMATION

Freehold.

All main services connected.

EPC - D

Council Tax Band - C

ENTRANCE HALL

CLOAKROOM

KITCHEN/ BREAKFAST ROOM

16' 0" x 12' 8" (4.89m x 3.88m)

LOUNGE

16' 0" x 11' 6" (4.89m x 3.53m)

SITTING ROOM

15' 4" x 9' 7" (4.68m x 2.94m)

UTILITY ROOM

10' 8" x 10' 0" (3.26m x 3.07m)

FIRST FLOOR

LANDING

BEDROOM 1

12' 1" x 8' 8" (3.69m x 2.66m)

BEDROOM 2

10' 5" x 9' 6" (3.18m x 2.91m)

BEDROOM 3

8' 11" x 6' 8" (2.73m x 2.05m)

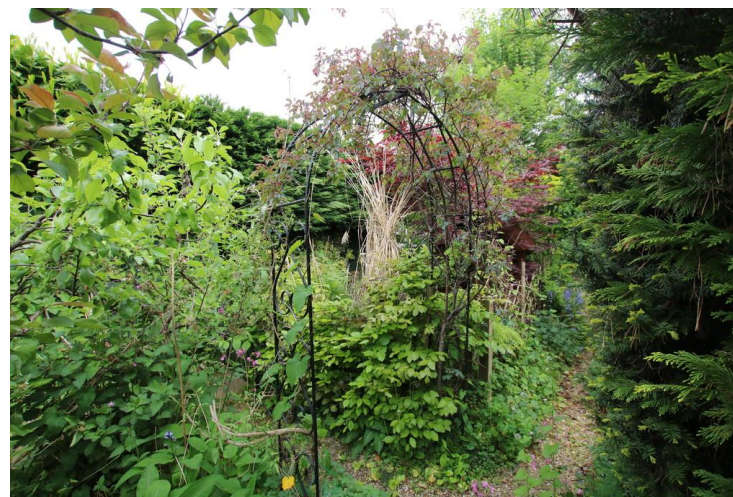
BATHROOM**GARAGE AND PARKING**

The property benefits from driveway parking and a garage with door leading internally.

OUTSIDE

The property benefits from a well stocked garden with patio areas and mature flower and shrub borders.







COUNCIL TAX BAND

Tax band C

TENURE

Freehold

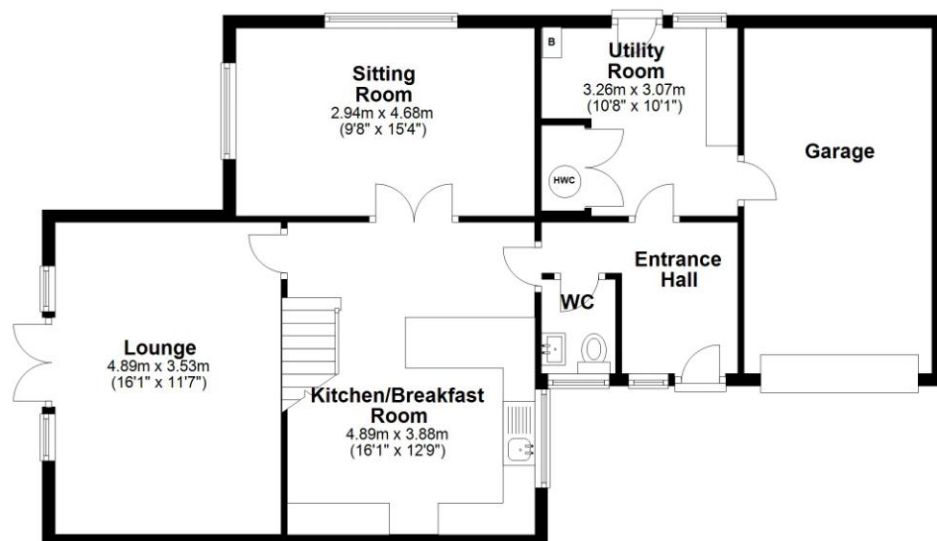
LOCAL AUTHORITY

Uttlesford District Council

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

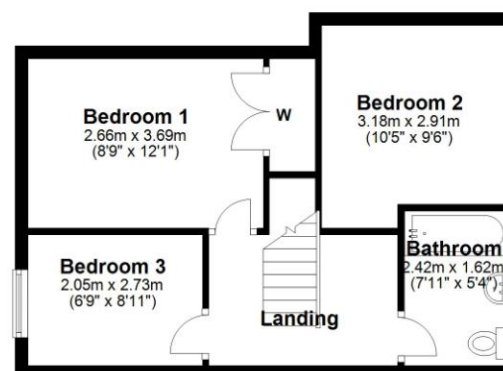
Ground Floor

Approx. 85.6 sq. metres (921.2 sq. feet)



First Floor

Approx. 37.6 sq. metres (405.2 sq. feet)



Total area: approx. 123.2 sq. metres (1326.4 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

JAMES&CO

4 Stortford Road, Dunmow, Essex, CM6 1DA

01371 876678

info@jamesandco.net

www.jamesandco.net

