



Mill Close, CM22 6EG  
Bishop's Stortford





MEAL TIME RULES  
EAT YOUR VEGETABLES  
PLEASE AND THANK YOU  
HELP WITH THE CLEAN UP

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# Mill Close, CM22 6EG

Kings Group - Church Langley are delighted to present to the market this THREE BEDROOM SEMI DETACHED FAMILY HOME situated in the center of the village of Elsenham, Mill Close.

To the ground floor of this family home you will be invited by an entrance hall leading through to the downstairs cloakroom, a family lounge with doors leading through to the spacious conservatory with doors leading to the rear garden, there is a spacious dining area which is ideal for socializing, a kitchen with a range of wall and base units leading through to the utility room with a door leading to the rear garden.

To the first floor, you will find a spacious master bedroom benefiting from built in wardrobes and two further well proportioned bedrooms. You will also find a family bathroom benefiting from a three piece suite and an electric shower.

This family home benefits from having a very generous size secluded rear garden which is mainly laid to lawn with a patio area ideal for entertaining and parking to the rear for numerous vehicles. The property also benefits from having potential to extend subject to the usual planning restraints.

Mill Close is thoughtfully situated in the catchment area for some of the most sought after Primary schools such as Elsenham Church of England Voluntary Controlled Primary School (0.22 Miles), Bentfield Primary School (1.44 miles) and Henham and Ugley Primary and Nursery School (1.45 miles) also, within catchment for sought after Secondary schools such as Forest Hall School (1.62 miles) and Birchwood High School (3.32 miles).

The family home is within a short distance away from local shops and amenities such as the



## Offers In The Region Of £400,000



- Three Bedroom Semi Detached
- Kitchen & Dining Room
- Utility Room & Conservatory
- Excellent Size Rear Garden

• EPC Rating: D

**Entrance Hall 7'87 x 10'86 (2.13m x 3.05m)**

Coved and textured ceiling, single radiator, laminate flooring, power points, cupboard underneath stairs.

**Cloakroom W/C 4'64 x 2'64 (1.22m x 0.61m)**

Double glazed windows to the front aspect, tiled splash backs, tiled flooring, wash basin with mixer taps and vanity unit underneath, low level W.C

**Lounge 11'93 x 9'11 (3.35m x 3.02m)**

Coved & textured ceiling, single radiator, laminate flooring, TV aerial point, power points., phone point.

**Dining Room 14'62 x 10'01 (4.27m x 3.07m)**

Double glazed windows to the front aspect, coved & textured ceiling, single radiator, laminate flooring, TV aerial point, PowerPoints, door leading to conservatory.

**Kitchen 5'10 x 12'91 (1.78m x 3.66m)**

Double glazed windows to the rear aspect, single radiator, tiled flooring, tiled splash backs, a range of wall and base units with flat top work surfaces, space for cooker, gas hob, electric oven, double drainer unit, integrated fridge, integrated freezer, textured ceiling, power point.

**Utility Room 9'21 x 6'45 (2.74m x 1.83m)**

Double glazed windows to the front and side aspect, tiled flooring, textured ceiling, single radiator, plumbing for dishwasher, plumbing for washing machine, power points, door leading to the garden.

**Bedroom One 12'46 x 9'48 (3.66m x 2.74m)**

Double glazed windows to the rear aspect, textured ceiling, single radiator, carpeted flooring, built in wardrobes, power points.

- A Quiet Cul-De-Sac In A Village Location
- Potential To Extend Subject To Usual Planning Restraints.
- Off Street Parking For Several Vehicles
- Short Distance From Elsenham Rail Station (0.53 Miles) With Direct Links Into London
- Council Tax Band: C

**Bedroom Two 12'48 x 10'40 (3.66m x 3.05m)**

Double glazed windows to the rear aspect, textured ceiling, single radiator, carpeted flooring, power points.

**Bedroom Three 9'83 x 7'06 (2.74m x 2.29m)**

Double glazed windows to the front aspect, single radiator, laminate flooring, power points. open ballustrade to the loft.

**Family Bathroom 6'46 x 6'00 (1.83m x 1.83m)**

Double glazed windows to the side aspect, tiled walls, single radiator, vinyl flooring, extractor fan, panel enclosed bath with pedestal taps, power shower, wash basin with pedestal taps, low level w.c

**Conservatory 9'92 x 20'55 (2.74m x 6.10m)**

Double glazed windows to the rear and side aspect, double radiator, laminate flooring, power points, door leading to rear garden.

**Rear Garden 55'00 x 30'00 (16.76m x 9.14m)**

Secluded, mainly laid to lawn with patio area, rear access to parking





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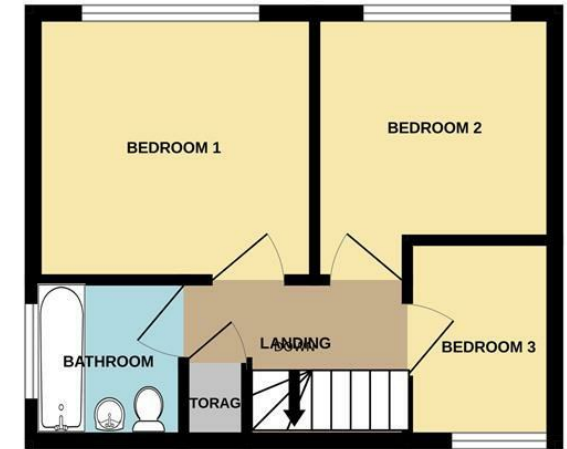


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



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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