



Stansted Road, Elsenham, CM22 6LL

CHEFFINS

Stansted Road

Elsenham,
CM22 6LL

- Scope for modernisation and enlargement
- Detached garage & outbuilding
- Three bedrooms & games room
- Strong commuter links
- Chain free

A detached chalet style property in a generous plot offering huge scope for modernisation and enlargement subject to needs and relevant planning and approval. Offered chain free.

3 1 4

Guide Price £450,000





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

ENTRANCE PORCH

Obscure double glazed entrance door with adjoining obscure double glazed window, further door leading to:-

HALLWAY

Staircase rising to the first floor with understairs storage cupboard.

SITTING ROOM

Double glazed window to the front aspect with additional secondary glazing with further wide window and door to the rear looking through to the games room towards the garden, open fireplace with exposed brickwork. To the side of the sitting room is an area which could be used as a study area with door leading to:-

KITCHEN/DINING ROOM

The kitchen is fitted with a range of units with worktop space over, built-in larder, twin bowl sink unit, spaces for electric oven, washing machine, fridge and freezer, windows to the side and rear aspects enjoying views over the garden, glazed door leading to:-

SIDE HALLWAY

Door providing access to the front hallway and glazed door leading to the side porch in turn leading to the driveway.

SNUG

Double glazed window to the front aspect with additional secondary glazing and fitted shelving.

GAMES ROOM

Windows to the rear and side aspects with views of the garden with a glazed door also providing access directly onto the garden.

FIRST FLOOR

LANDING

Double glazed corner window and built-in airing cupboard and eaves storage space.

BEDROOM 1

Double glazed window to the side aspect with secondary glazing.

BEDROOM 2

Double glazed window to the side aspect with secondary glazing and built-in wardrobe.

BEDROOM 3

Double glazed window to the rear aspect with secondary glazing and eaves storage space.

BATHROOM

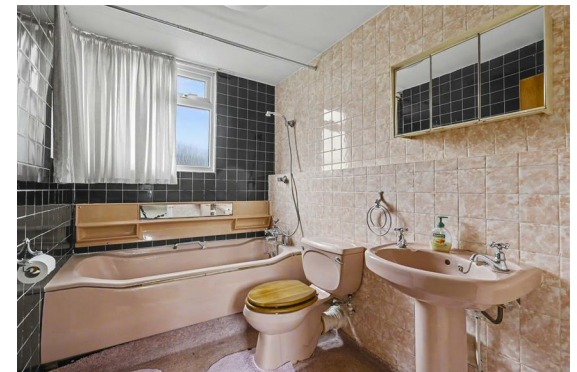
Comprising panel bath, low level WC, wash basin and obscure double glazed window to the side aspect.

OUTSIDE

The property sits on a generous mature plot with a front lawned garden with brick wall around the boundary, a driveway to the side provides off-street parking in turn leading to the rear garden. The rear garden is mainly laid to lawn with a detached garage with workshop area to the rear, greenhouse and redundant outbuilding. This space could also create the opportunity for a garden home office or studio subject to needs and relevant planning and approval.

VIEWINGS

By appointment through the Agents.







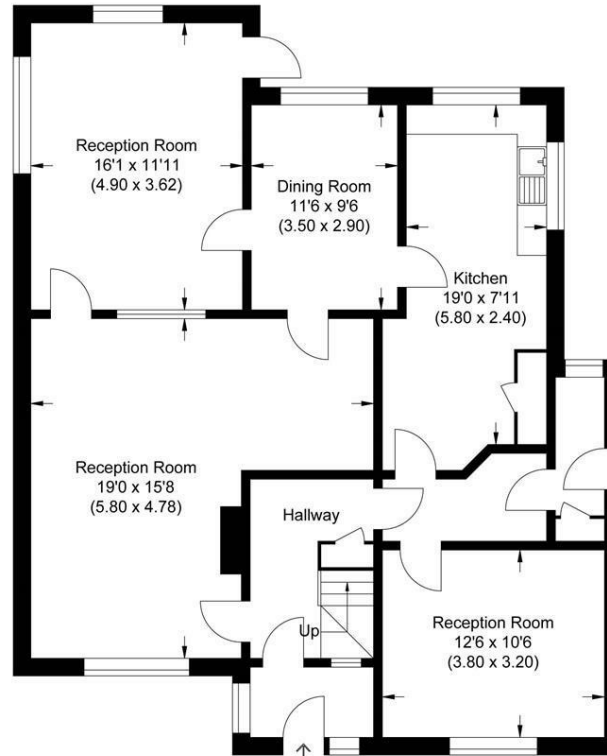
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		71	43
EU Directive 2002/91/EC			

Guide Price £450,000

Tenure - Freehold

Council Tax Band - E

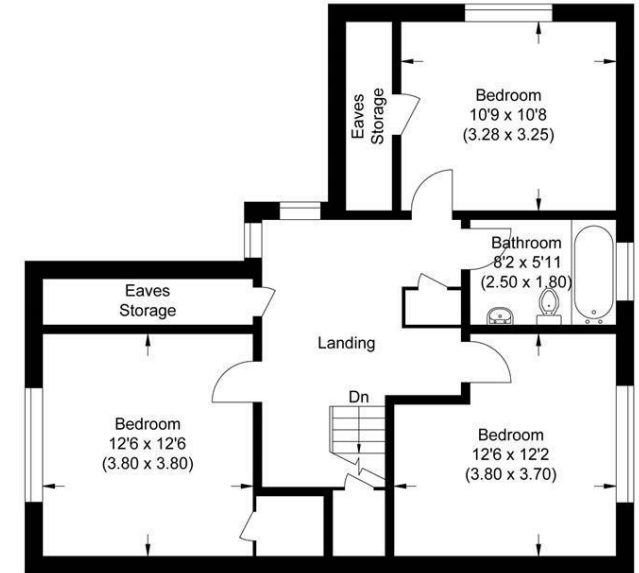
Local Authority - Uttlesford



Ground Floor



Approximate Gross Internal Area
162.88 sq m / 1753.22 sq ft
(Excludes Eaves Storage)



First Floor

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

[For more information on this property please refer to the Material Information Brochure on our website.](#)

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: <https://www.gov.uk/stamp-duty-land-tax/residential-property-rates>.

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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.