



## STATION ROAD, ELSENHAM GUIDE PRICE – £450,000

- NO ONWARD CHAIN
- 2 BEDROOM DETACHED HOUSE
- LARGE FAMILY ROOM DINER WITH FRENCH DOORS TO REAR GARDEN
- KITCHEN
- DRIVEWAY PARKING FOR AT LEAST 4 VEHICLES
- LIVING ROOM
- BUILT-IN STORAGE THROUGHOUT
- CONVERTED GARAGE
- REAR GARDEN (240FT IN LENGTH) SPLIT INTO A VARIETY OF SECTIONS
- SHORT WALKING DISTANCE TO TRAIN STATION & LOCAL AMENITIES

We are pleased to offer, with NO ONWARD CHAIN, this lovely 2 bedroom detached house located in the popular village of Elsenham. The property offers a living room, a family & dining room with French doors to rear garden, kitchen, downstairs cloakroom, 2 bedrooms with built-in wardrobes and a family bathroom. Externally, the property boasts driveway parking for at least 4 vehicles, a beautiful rear garden (approximately 240ft in length) split into a variety of sections and a converted garage which can be used as a home office/gym. Viewing is highly advised.





With composite panel and obscure glazed front door with further glazed sidelight opening into:

### **Entrance Lobby**

With ceiling lighting, tiled flooring, wall mounted radiator, timber and glazed door opening into:

### **Entrance Hall**

With stairs turning to first floor landing, understairs storage cupboard, ceiling lighting, wall mounted radiator, solid oak flooring, doors and openings to rooms.

### **Living Room 12'0" x 10'6"**

With leaded double glazed window to front, ceiling lighting, wall mounted radiator, wood effect laminate flooring, power points and archway through to:

### **Family Room & Diner 21'1" x 10'6"**

With feature fireplace with ornate surround and stone hearth, ceiling lighting, wall mounted radiators, TV and power points, wood effect laminate flooring, French doors leading out to rear entertaining terrace and garden, door through to:

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with contemporary square-edge worksurface, 1 1/2 bowl single drainer composite sink unit with mixer tap, 4-ring electric hob with glazed splashback and stainless steel extractor fan above, twin integrated oven, recess and power for tall fridge freezer, window to side, inset ceiling and pendant lighting, array of power points, wood effect laminate flooring, wall mounted radiator, sliding door to:

### **Rear Lobby**

With ceiling lighting, panel and glazed composite door to side, tiled flooring, cupboard housing power and water for stacked washing machine and tumble dryer, further storage to side, door to:

### **Cloakroom**

Comprising a close coupled WC, vanity mounted wash hand basin with mixer tap and storage beneath, obscure leaded window to rear, cupboard housing a Viessmann boiler, ceiling lighting, tiled flooring.

### **First Floor Landing**

With obscure leaded window to side, ceiling lighting, fitted carpet, power point, storage cupboard with power and slatted shelving, doors to rooms.

### **Bedroom 1 – 11'7" x 11'4"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, array of power points, fitted carpet, built-in double wardrobe with hanging rail.

### **Bedroom 2 – 11'7" x 10'9"**

With window to front, ceiling lighting, wall mounted radiator, TV and power points, fitted carpet, built-in wardrobe with hanging rail and shelving within.

### **Family Bathroom**

Comprising a three piece suite of panel enclosed bath with mixer tap and integrated shower, stone effect aqua board surround with glazed screen, vanity mounted wash hand basin with mixer tap, close coupled WC, chromium heated towel rail, obscure Velux window to side, ceiling lighting, tile effect linoleum flooring.

# OUTSIDE

## The Front

The front of the property is approached via a 5-bar wooden gate supplying access to a shingle driveway that offers parking for at least 4 vehicles, retained via close boarded and picket fencing with hedging, twin gates leading to:

## Rear Garden

Approximately 240ft in length and is laid primarily to lawn with a variety of shrub and herbaceous flower beds, large patio, entertaining terrace, pond, outside lighting and outbuilding including:

## Home Office/Gym 14'5" x 10'1"

With bi-folding glazed doors to front, further window to side, ceiling lighting, array of power points, wall mounted fuseboard, linoleum flooring.

Further purpose concrete storage shed with power and lighting within, an additional timber shed to rear, all retained via close boarded fencing.



# DETAILS

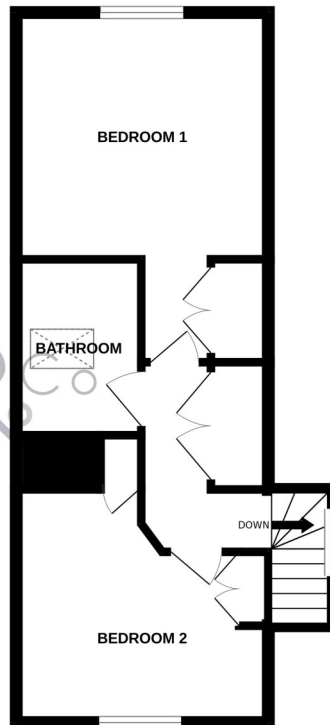
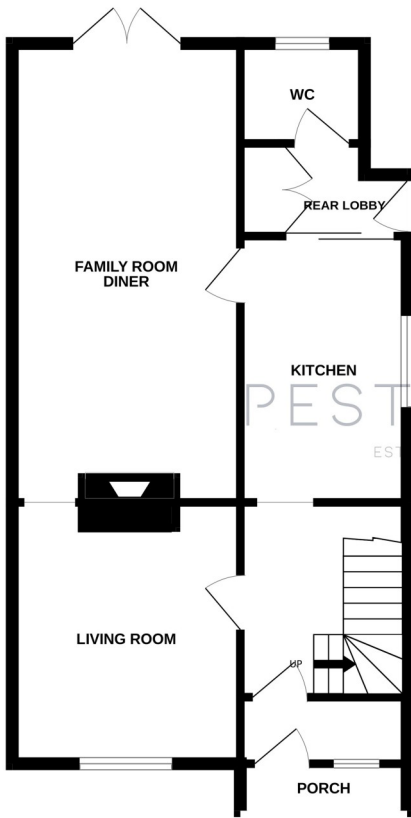
EPC

TO FOLLOW...

## FLOOR PLAN

GROUND FLOOR  
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR  
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 982 sq.ft. (91.3 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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TOTAL FLOOR AREA : 145 sq.ft. (13.5 sq.m.) approx.

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# GENERAL REMARKS & STIPULATIONS

**Station Road** is located within the lovely village of Elsenham which offers a renowned local JMI school, a local shop for your day-to-day needs, mainline railway station and easy access to the larger village of Stansted Mountfichet and the market town of Thaxted. Both have schools, shopping, restaurants, public houses and many more recreational facilities. Stansted Mountfichet 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

Oakamoor, Station Road, Elsenham, Bishop's Stortford, CM22 6LG

## SERVICES

Gas fired central heating, mains water and drainage

## COUNCIL TAX BAND

Band E

## LOCAL AUTHORITY

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

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 01/05/2026. 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?