



De Mandeville Road, Elsenham, CM22 6LR

CHEFFINS

De Mandeville Road

Elsenham,
CM22 6LR

- End of terrace
- Close proximity to a mainline station
- Open plan reception space
- Home office/studio/gym
- Tucked away location
- Driveway and garage

A well proportioned two bedroom home offering versatile accommodation, including a useful home office/gym. The ground floor comprises an entrance hall, lounge, kitchen and conservatory, while the first floor provides two bedrooms and a family bathroom. Externally, the property benefits from a walled rear garden, a single garage and off-road parking.

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Guide Price £350,000





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 HALL

Entrance door, staircase rising to the first floor and opening to:

KITCHEN

Fitted with a range of base and eye level units with worktop space over, electric four ring hob, double oven, sink, dishwasher and space and plumbing for washing machine and understair pantry cupboard with fitted shelving. Window to the front aspect. Open plan to:

SITTING/DINING ROOM

Glazed sliding doors to:

CONSERVATORY

Windows to the rear and side aspects and French doors opening to the garden.

FIRST FLOOR

LANDING

Doors to adjoining rooms and window to the side aspect.

BEDROOM 1

Window to the rear aspect.

BATHROOM

Comprising 'P' shaped bath with dual shower head over, ceramic wash basin with vanity unit beneath, low level WC and heated towel rail.

BEDROOM 2

Window to the front aspect, fitted wardrobe and an additional storage cupboard. Access to the boarded loft space.

OUTSIDE

Adjoining the rear of the property is a raised decking area for al fresco entertaining. The rest of the garden is predominantly laid to lawn with beds bordering and gated access.

PLAY ROOM/STUDY

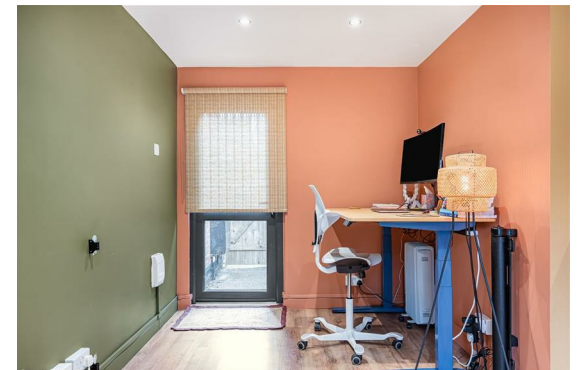
Adjoining the side of the property, with glazed French doors and adjoining window to the rear and glazed door to the front. The space could be utilised as a home office or an occasional bedroom.

GARAGE

The property benefits from an en-bloc garage with parking space in front.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		74
(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		

Guide Price £350,000

Tenure - Freehold

Council Tax Band - C

Local Authority - Uttlesford

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: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.

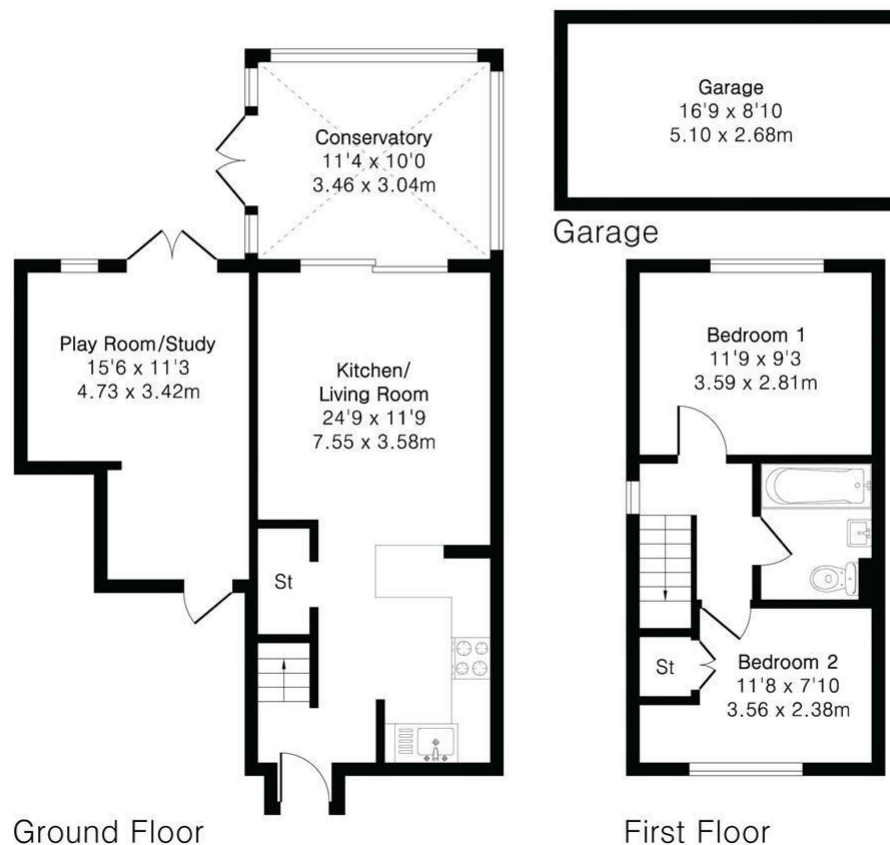
Please do not take photographs, videos or recordings during viewings without prior consent. This includes the use of smart glasses and wearable devices.

Approximate Gross Internal Area 869 sq ft - 81 sq m (Excluding Garage)

Ground Floor Area 578 sq ft - 54 sq m

First Floor Area 291 sq ft - 27 sq m

Garage Area 147 sq ft - 14 sq m



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