



Hailes Wood, Elsenham, CM22 6DQ
Guide Price £415,000

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****Guide Price £415,000 to £425,000****

A well presented three bedroom end of terrace house with a conservatory and allocated parking for two/three vehicles. The accommodation is set over three floors with the ground floor comprising an entrance hall with cloakroom/WC leading to a kitchen with a range of fitted wall & base level units, lounge/diner and a conservatory. The first floor offers two double bedrooms and a family bathroom with a modern white three piece suite. On the top floor there is a master bedroom with a wardrobe area and en-suite shower room. Outside the rear garden is mostly laid to lawn with a patio area and rear access. Hailes Wood is located within the popular village of Elsenham which is located just north of Bishops Stortford and Stansted Airport. The village itself benefits from local shops, public house and a primary school. Junction 8 of the M11 motorway is just a few miles away with links to London & Cambridge. Please note this property has an estate charge of £511 per annum.



REYLANDJOHNSONHW
 TOTAL FLOOR AREA: 1207 sq ft (112.2 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 guidance purposes only and should be used as such for any prospective purchaser. The services, systems and specifications shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		83	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.