

GROUND FLOOR
APPROX. FLOOR
AREA 718 SQ.FT.
(66.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 664 SQ.FT.
(61.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1382 SQ.FT. (128.4 SQ.M.)
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Disclaimer

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 or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets

and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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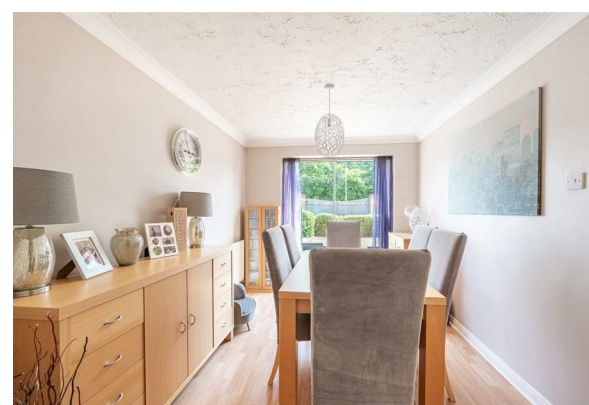
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LEIGH DRIVE, ELSENHAM, BISHOP'S STORTFORD, ESSEX,
CM22 6BY

OFFERS OVER £550,000



LEIGH DRIVE
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*Located on an established residential road in the commuter village of Elsenham is this substantial four bedroom detached family home boasting a south facing rear garden and driveway parking. The ground floor accommodation comprises:- lounge, dining room, study/TV room, kitchen/breakfast room, utility room, cloakroom and entrance hall. On the first floor are four bedrooms with en-suite facilities to the principal bedroom and a family bathroom. ***NO ONWARD CHAIN****





Garden
To the rear of the property is a patio area leading to the remainder laid lawn with a variety of mature shrubs and flint borders. To the foot of the garden is a timber shed and a paved pathway providing side access with a timber gate.

Driveway
To the front of the property is driveway parking for multiple vehicles with EV charging point on the side of the property. The remainder of the frontage is lawn with a variety of mature shrubs.

- Four Bedrooms
- Detached Family Home
- Driveway Parking
- South Facing Rear Garden
- Walking Distance To Train Station
- Three Reception Rooms
- Kitchen/Breakfast Room
- Utility Room & Cloakroom
- En-Suite & Family Bathroom
- ***NO ONWARD CHAIN***

Entrance Hall
Wood effect flooring, radiator, power points, telephone point, stairs rising to the first floor landing, doors to.

Study/TV Room
16'2" x 8'3" (4.93m x 2.51m)
Double glazed window to rear aspect, wood effect flooring, radiator, power points.

Lounge
17' x 11'2" (5.18m x 3.40m)
Double glazed window to front aspect, feature fireplace with timber surround, wood effect flooring, T.V point, power points, French doors to.

Dining Room
11' x 8'10" (3.35m x 2.69m)
Sliding doors to the rear garden, radiator, power points, wood effect flooring, door to.

Kitchen/Breakfast Room
12'7" x 10'8" (3.84m x 3.25m)
Double glazed window to rear aspect, base and eye level units with complimentary working surfaces over, inset sink with drainer unit, integrated dishwasher, space for Rangemaster cooker with extractor over, space for American style fridge/freezer, part tiled walls, tiled flooring, power points, door to.

Utility Room
6'9" x 5'7" (2.06m x 1.70m)
Base and eye level units with complimentary working surface over, unit with wall mounted boiler, space for washing machine, space for tumble dryer, radiator, power points, tiled flooring, door to rear aspect, door to.

Cloakroom
W.C, cloakroom, tiled flooring.





First Floor Landing

Double glazed window to side aspect, radiator, power points, airing cupboard, doors to.

Principal Bedroom

14'3" x 12'7" (4.34m x 3.84m)

Double glazed window to front aspect, a range of fitted wardrobes, power points, radiator, door to.

En-Suite

Double glazed window to side aspect, enclosed shower cubicle with glass door, wash hand basin with pedestal, W.C, heated towel rail, part tiled walls, tiled flooring, wall mounted LED vanity mirror.

Bedroom Two

11'9" x 9'9" (3.58m x 2.97m)

Double glazed window to front aspect, radiator, power points, fitted wardrobes.

Bedroom Three

10'4" x 9'5" (3.15m x 2.87m)

Double glazed window to rear aspect, a range of fitted wardrobes, radiator, power points.

Bedroom Four

9'4" x 7'1" (2.84m x 2.16m)

Window to rear aspect, radiator, power points, fitted wardrobes.

Family Bathroom

Double glazed window to rear aspect, enclosed bath with mixer taps, W.C, wash hand basin with pedestal, part tiled walls, wood effect flooring.

