



Franklin Drive, Elsenham, CM22 6UG

CHEFFINS

Franklin Drive

Elsenham,
CM22 6UG

- Immaculately presented
- Kitchen/diner
- Three bedrooms
- Bathroom and en suite to principal bedroom
- Off-street parking
- Home office

An attractive three bedroom detached home situated in a popular residential location. The property offers beautifully presented and well proportioned accommodation. In addition, there is off street parking, a home office and private rear garden.



Guide Price £515,000





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, stairs rising to the first floor with understairs storage cupboard and doors to adjoining rooms.

CLOAKROOM

Comprising ceramic basin, low level WC and obscure glazed window to the front aspect.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop over, sink, dishwasher, Bosch electric double oven with four ring induction hob with overhead extractor, fridge, freezer and windows to front, rear and side aspects.

SITTING ROOM

Dual aspect with windows to the front and side and French doors leading directly into the garden.

FIRST FLOOR

LANDING

Window to the rear aspect, access to the loft space, door to airing

cupboard and doors to adjoining rooms.

BEDROOM 1

Dual aspect with windows to the front and side, fitted wardrobe and door into:-

EN SUITE

Comprising shower enclosure, ceramic basin, low level WC, heated towel rail and obscure window to the rear aspect.

BEDROOM 2

Window to the front aspect.

BEDROOM 3

Window to the rear aspect.

BATHROOM

Comprising ceramic basin, low level WC, panelled bath with overhead shower and obscure window to the front aspect.

OUTSIDE

This property features a paved driveway for off-street parking. There is gated side access to the rear garden which is predominantly laid to lawn, enhanced by a raised bed and

a paved terrace suitable for al fresco entertaining.

GARAGE CONVERSION/HOME OFFICE

Up and over door opening to a storeroom equipped with power and lighting. A separate door opens into a home office with direct access to the garden.

AGENT'S NOTE

There is an estate management charge of £300 p.a.

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B	84	
(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		

Guide Price £515,000

Tenure - Freehold

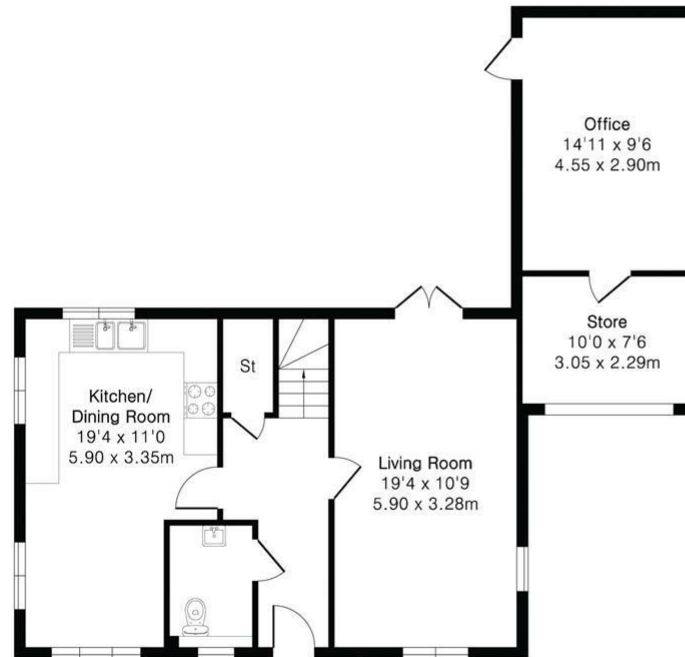
Council Tax Band - E

Local Authority - Uttlesford

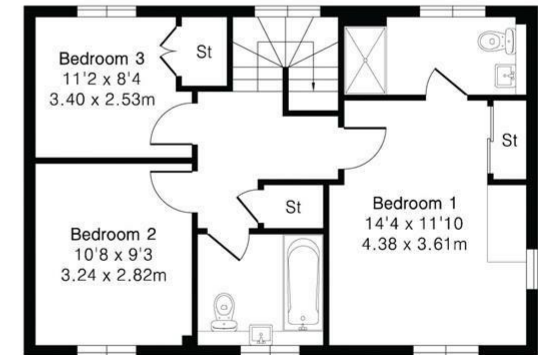
Approximate Gross Internal Area 1351 sq ft - 125 sq m

Ground Floor Area 790 sq ft – 73 sq m

First Floor Area 561 sq ft – 52 sq m



Ground Floor



First Floor

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>.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



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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.