



Hollow Road, Elmdon, CB11 4NA

CHEFFINS

Hollow Road

Elmdon,
CB11 4NA

A three bedroom, semi-detached home sitting on a generous corner plot within the village. The property offers huge scope for updating and enlargement (subject to relevant approval) and is offered chain free.

LOCATION

The highly regarded village of Elmdon is 6 miles from the fine old market town of Saffron Walden with its excellent shopping, schooling and recreational facilities. Audley End mainline station to London's Liverpool Street is 6 miles and the M11 access at Stump Cross (junction 9) is 6 miles.

3 1 1

Guide Price £375,000





GROUND FLOOR

ENTRANCE HALL

Entrance door, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

CLOAKROOM

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

SITTING/DINING ROOM

Windows to the front and rear aspects.

KITCHEN

Fitted with base and eye level units with stainless steel sink, space for an electric cooker, fridge freezer and washing machine. Window to the rear aspect and external door to the side aspect leading to the rear garden.

FIRST FLOOR

LANDING

Window to the side aspect, built-in airing cupboard, access to the loft space and doors to adjoining rooms.

BEDROOM 1

Window the rear aspect.

BEDROOM 2

Window to the rear aspect.

BEDROOM 3

Window to the front aspect.

SHOWER ROOM

Comprising pedestal wash basin, low level WC, corner shower enclosure and obscure glazed window to the front aspect.

OUTSIDE

The property sits within a generous corner plot, accessed via a pair of timber gates which lead to the driveway providing off-street parking and a dilapidated detached garage. There is a further garage to the rear of the property, accessed via Horseshoe Close, and vehicular access to the rear garden via a pair of timber gates, with a hard-standing area and greenhouse.

VIEWINGS

By appointment through the Agents.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(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 £375,000

Tenure - Freehold

Council Tax Band - D

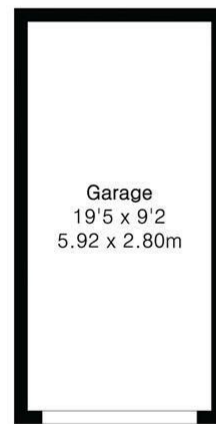
Local Authority - Uttlesford

Approximate Gross Internal Area 936 sq ft - 87 sq m (Excluding Garage)

Ground Floor Area 489 sq ft – 45 sq m

First Floor Area 447 sq ft – 42 sq m

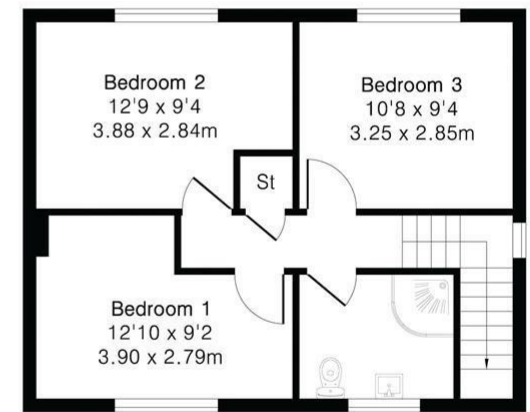
Garage Area 178 sq ft – 17 sq m



Garage



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>.

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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.

