



Smallwood Road, Elsenham, CM22 6UP

CHEFFINS

Smallwood Road

Elsenham,
CM22 6UP

- Pleasant view over the adjoining greenspace
- Open kitchen/diner
- Four bedroom home
- Bathroom and en suite
- Driveway and double garage
- No upward chain

A modern four bedroom home situated in a popular residential location with pleasant views over the adjoining greenspace. The property offers bright and well proportioned accommodation, together with a secluded walled garden and double garage.

4 2 2

Guide Price £675,000





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, fitted coat cupboard, 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 front aspect.

KITCHEN/DINER

Fitted with a range of base and eye level units with worktop space, stainless steel sink, integrated dishwasher and fridge freezer, electric oven and four ring induction hob with extractor hood over. Windows to the front and side aspects and French doors opening to the rear garden.

The dining area has a lift access to Bedroom 3. The vendor is happy to remove if not required.

UTILITY ROOM

Comprising base and eye level units with stainless steel sink, space and plumbing for washing machine and tumble dryer, part-glazed door to the rear garden.

STUDY

Window to the front aspect.

SITTING ROOM

Window to the side aspect and French doors opening to the rear garden. Feature fireplace with gas fire.

FIRST FLOOR

LANDING

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

BEDROOM 1

Windows to the rear and side aspects, built-in wardrobes and door to:

EN SUITE

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

BEDROOM 2

Window to the front aspect.

BATHROOM

Comprising ceramic wash basin, low level WC, panelled bath with shower attachment, separate shower enclosure, heated towel rail and obscure glazed window to the front aspect.

BEDROOM 3

Window to the front aspect and lift access from the ground floor.

BEDROOM 4

Window to the rear aspect.

OUTSIDE

To the front of the property is a block paved driveway providing off-street parking and access to the detached double garage. There is gated access to the enclosed rear garden which offers a good degree of seclusion with a paved terrace for al fresco entertaining and a glazed pergola. The remainder of the garden is laid to lawn with raised beds bordering.

DOUBLE GARAGE

Two up and over doors, personal door to the side. eaves storage space, power and lighting connected.

AGENT'S NOTE

The property is subject to an Estate Management Charge of £280 p.a.

VIEWINGS

By appointment through the Agents.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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 £675,000
 Tenure – Freehold
 Council Tax Band – F
 Local Authority – Uttleford



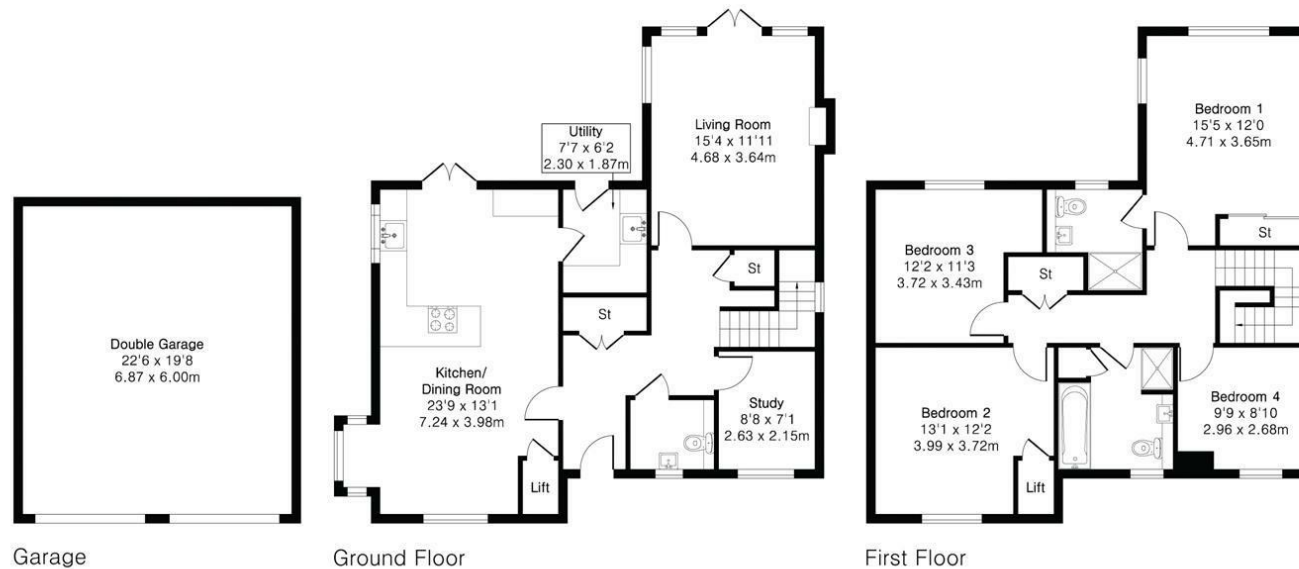


**Approximate Gross Internal Area 1673 sq ft - 155 sq m
(Excluding Garage)**

Ground Floor Area 844 sq ft – 78 sq m

First Floor Area 829 sq ft – 77 sq m

Garage Area 444 sq ft – 41 sq m



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.

