



12 Mill Close, Elsenham
CM22 6EG



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12 Mill Close

Elsenham | Essex | CM22 6EG

Guide Price £400,000

- A spacious three-bedroom semi-detached property
- Potential to extend, subject to planning permission
- Generous gardens to the front and rear
- Off road parking accessed via a private lane
- Walking distance to village amenities
- Plot extending 0.12 acre
- EPC: D
- Council Tax Band: C

The Property

A well-proportioned three-bedroom family home with scope to extend subject to planning permission. Ideally located within walking distance to the village amenities benefiting from front and rear gardens and off-road parking.

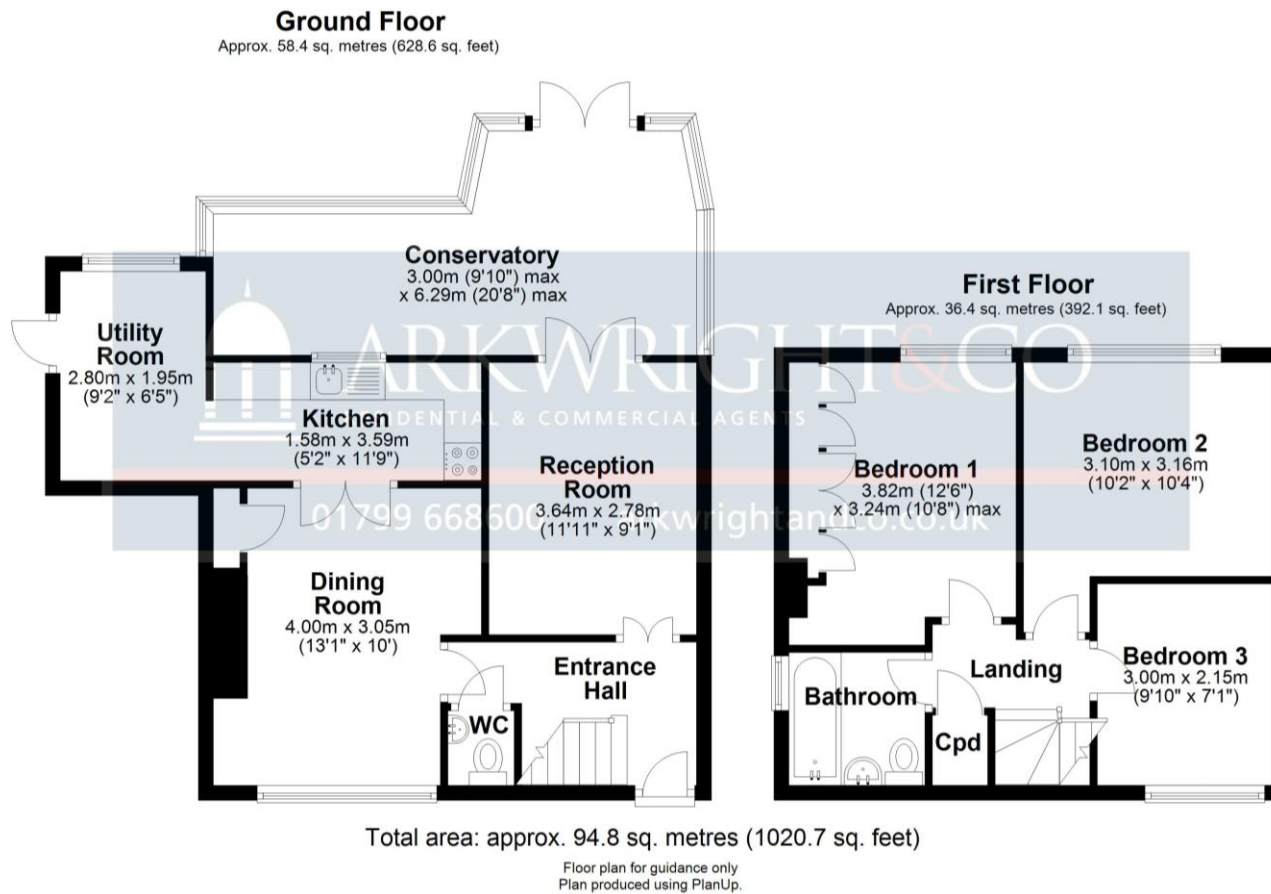
The Setting

Mill close is located in the heart of Elsenham which boasts its own primary school, shop, post office and local public house. Elsenham has the benefit of a mainline railway station, which serves London Liverpool Street and Cambridge, plus there is nearby access for the M11 and M25 orbital motorway, giving an easy onward journey to London and the north. The busy market town of Bishop's Stortford is only a short drive away, offering an excellent range of amenities including multiple shopping facilities, excellent schooling for all ages and many sports and social facilities. The mainline railway station provides connections to London Liverpool Street, Stansted Airport and Cambridge.

The Accommodation

In detail, the property comprises an entrance hall with stairs rising to the first floor, doors to the adjoining rooms and cloak room with WC and wash hand basin. The living room is a good size with double doors leading through to the spacious conservatory with doors leading to the rear garden. The dining room has a window to front aspect, built in storage cupboard and doors leading into the kitchen. Fitted with a matching range of eye and base units, leading through to the utility room with a door leading to the rear garden.





To the first floor is a landing with built in storage cupboard and doors leading to three bedrooms and family bathroom. The principal bedroom is a good size benefiting from built in wardrobes and window to rear aspect. The second double bedroom has a window to rear aspect. Bedroom three is a good size with window to front aspect. The family bathroom comprises a panelled bath with shower attachment over, W.C and wash hand basin.

Outside

The front garden is laid to gravel with plants and shrubs with hedging to boundaries. There is gated side access to the rear garden and gated access to footpath to the front. To the rear is a large garden mostly laid to lawn with a path leading to rear parking area and patio area. In addition, there is gated access through to private parking for numerous vehicles which is accessed via a private lane.

Services

All mains services are connected.

Local Authority

Uttlesford District Council



01799 668600

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

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