



21 Ridley Gardens, Elsenham,
Bishop's Stortford, Hertfordshire, CM22 6LB

Asking Price: £475,000
Freehold

www.intercounty.co.uk



Intercounty
Estate and Letting Agents



A three/four bedroom semi-detached family home with off street parking. The property is well presented throughout and comprises entrance hall, sitting room, kitchen/breakfast, dining/family room. Occasional fourth bedroom/home office/playroom and ground floor cloakroom. On the first floor are three bedrooms (en-suite to main bedroom) and a family bathroom.

Outside is driveway parking for three cars and a small lawn area. The rear garden is mainly laid to lawn with a pathway leading to a summer house could be used as office/games room. The property is of steel frame construction.

EPC Band D. Council Tax Band D.



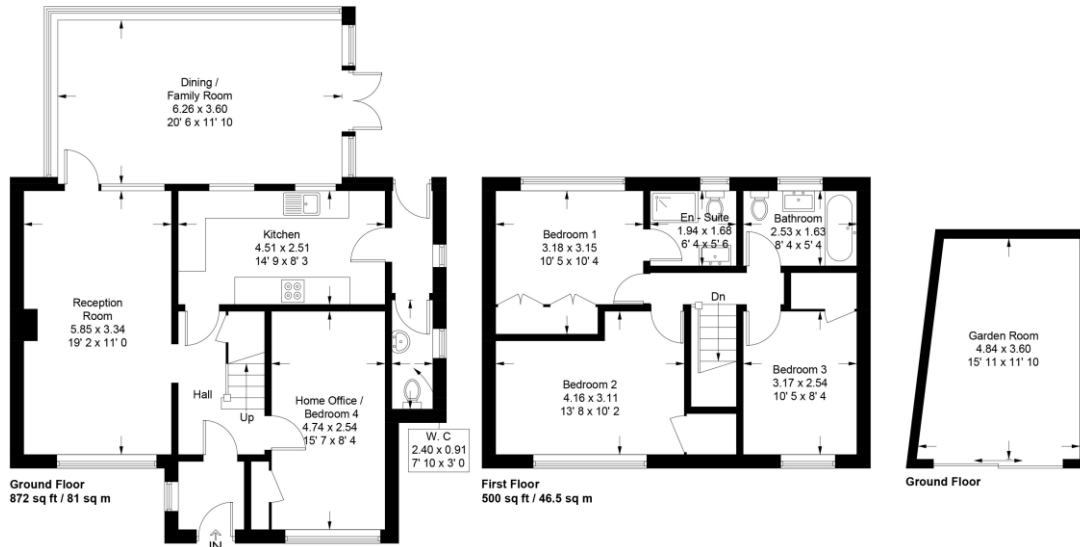
Three / Four Bedroom Semi Detached
Large Sitting Room
Home Office / Playroom
Ground Floor Cloakroom
En-Suite & Family Bathroom
Off Street Parking for Three Cars
Rear Garden
Sunroom / Dining / Family Room
EPC Band D & Council Tax Band D

ADDITIONAL INFORMATION

The village of Elsenham offers a variety of small clubs along with tennis courts, a bowling green, cricket field and a youth football team. The train station provides services to London Liverpool Street and Cambridge. Furthermore, there is a pub, primary school, takeaway and village store. Elsenham lies 4 miles away from M11, 3 miles from Stansted Airport and is located within 5 miles of Bishop's Stortford which provides additional schooling.

Ridley Gardens

Approximate Gross Internal Area = 1372 sq ft / 127.5 sq m
Garden Room = 172 sq ft / 16 sq m
Total = 1544 sq ft / 143.5 sq m



This plan is not to scale and must be used as layout guidance only. All measurements and areas are approximate and should not be relied upon to provide accurate information. This plan must not be relied upon when making property valuations, design considerations or any other such relevant decisions. We accept no responsibility or liability (whether in contract, tort or otherwise) in relation to any loss whatsoever arising from or in connection with any use of this plan or the adequacy, accuracy or completeness of it or any information within it.

Intercounty

Sitting Room 19'3" x 11'1" (5.87m x 3.38m)

Dining / Family Room

21'3" x 13'1" (6.48m x 4m)

Home Office / Playroom / Occasional Bedroom

12'4" x 9'1" (3.76m x 2.77m)

Kitchen / Breakfast Room

15'1" x 8'10" (4.6m x 2.7m)

Cloakroom 7'8" x 2'11" (2.34m x 0.9m)

Bedroom One 10'3" x 9'2" (3.12m x 2.8m)

En-Suite Shower Room 6'1" x 4' (1.85m x 1.22m)

Bedroom Two 13'6" x 10'3" (4.11m x 3.12m)

Bedroom Three 11'3" x 8'3" (3.43m x 2.51m)

Bathroom 8'3" x 6'1" (2.51m x 1.85m)

AGENTS NOTES IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of any offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. Floorplans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their service. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Intercounty.

ANTI-MONEY LAUNDERING We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks are carried out correctly and for ongoing monitoring, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 inc VAT, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee is paid in advance, directly to Lifetime Legal and is non-refundable.

FOR MORE DETAILS CONTACT

8 Cambridge Road, Stansted, Essex, CM24 8BZ

T: 01279 814400 | W: www.intercounty.co.uk

Intercounty
Estate and Letting Agents