



29 Hailes Wood, Elsenham, Bishop's Stortford,  
CM22 6DQ

Guide Price: £375,000  
Freehold

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Being offered with no onward chain is this three-bedroom, semi-detached family home, on a corner plot position that offers potential to extend (STPP). The property is situated within a quiet cul-de-sac close to the local amenities and train station. The accommodation comprises an entrance lobby with stairs leading to the first floor, spacious living room, sunroom and kitchen/dining room. On the first floor there are three bedrooms and a family bathroom.

Externally the property offers a decking area and gardens to the rear and side giving access to the garage with off street parking to the front.

Council Tax Band C. EPC Rating E.

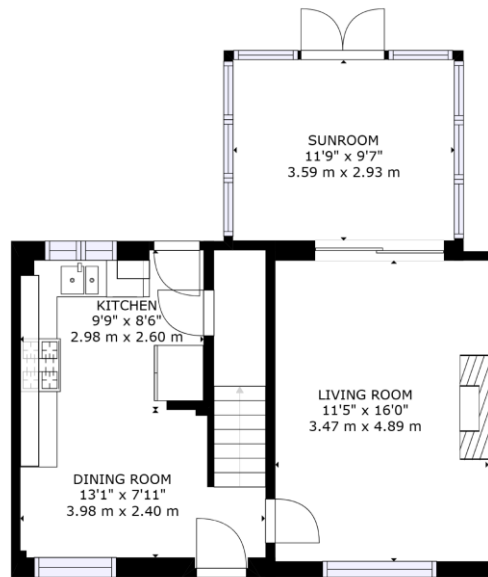




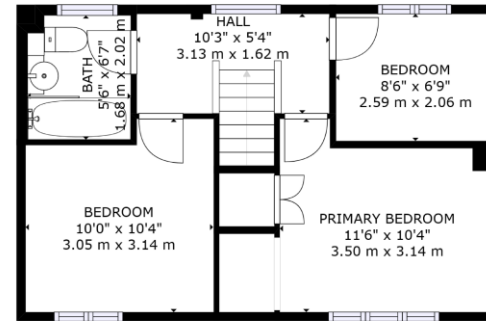
Three Bedroom House  
Quiet Cul-De-Sac  
Sunroom  
Potential to Extend (STPP)  
Council Tax Band C  
EPC Rating E

#### ADDITIONAL INFORMATION

Stansted Mountfitchet is a thriving village in the north Essex countryside close to the borders of Hertfordshire, providing rail links to London Liverpool Street and easy access to M11 and Stansted Airport. The village offers a mix of new and old with an original Norman castle, windmill, newly refurbished medical centre, local schooling and plenty of bars and restaurants, with many period and newly built homes, Stansted offers something for all.



FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1: 529 sq. ft., 49 m<sup>2</sup>, FLOOR 2: 397 sq. ft., 37 m<sup>2</sup>  
TOTAL: 926 sq. ft., 86 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



**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 Intercountry.

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### FOR MORE DETAILS CONTACT

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