



Hailes Wood, Elsenham, CM22 6DQ
£425,000



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A well presented three bedroom end of terrace house with a conservatory and allocated parking for two/three vehicles. The accommodation is set over three floors with the ground floor comprising an entrance hall with cloakroom/WC leading to a kitchen with a range of fitted wall & base level units, lounge/diner and a conservatory. The first floor offers two double bedrooms and a family bathroom with a modern white three piece suite. On the top floor there is a master bedroom with a wardrobe area and en-suite shower room. Outside the rear garden is mostly laid to lawn with a patio area and rear access. Hailes Wood is located within the popular village of Elsenham which is located just north of Bishops Stortford and Stansted Airport. The village itself benefits from local shops, public house and a primary school. Junction 8 of the M11 motorway is just a few miles away with links to London & Cambridge. Please note this property has an estate charge of £511 per annum.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		96
(81-91) B	83	
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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