



## OZIER, ELSENHAM

GUIDE PRICE - £330,000

- 3 BEDROOM SEMI-DETACHED
- END OF CUL-DE-SAC LOCATION
- LARGE LIVING ROOM WITH FIREPLACE
- KITCHEN DINER
- CONSERVATORY
- 40FT REAR GARDEN
- OFF ROAD PARKING
- SINGLE GARAGE
- WALKING DISTANCE TO LOCAL JUNIOR SCHOOL, SHOPS AND MAINLINE RAILWAY STATION

We are pleased to offer this end of cul-de-sac 3 bed semi detached home comprising of a kitchen diner, large living room with fireplace, conservatory, 2 double bedrooms, 1 single and a family bathroom. Externally, the property enjoys a 40ft rear garden, off street parking and a single garage. Within walking distance the mainline railway station, shopping parade and junior school are all easily accessible.





uPVC panel and glazed front door opening into:

### **Entrance Hall**

With ceiling lighting, fitted carpet, glazed Georgian door into:

### **Dining Room 13'0" x 8'4"**

With window to front, stairs rising to first floor landing, ceiling lighting, wall mounted radiator, power points, door to Living Room and opening to:

### **Kitchen**

Comprising an array of eye and base level cupboards and drawers with complimentary granite effect rolled work surfaces with tiled splashback, 1  bowl single drainer composite sink unit with mixer tap, freestanding double oven with 4 ring electric hob and extractor fan above, recess plumbing and power for both slimline dishwasher and washing machine, space with power for freestanding fridge freezer, ceiling lighting, window to front, under stairs storage cupboard, array of power points, tiled flooring.

### **Living Room 15'11" x 11'5"**

With ceiling lighting, large patio doors to conservatory and garden beyond, feature fireplace with stone and timber surround and hearth with electric fire, TV and telephone point, wall mounted radiator, fitted carpet.

### **Conservatory**

A bell-shaped uPVC constructed conservatory with polycarbonate roof, glazed on three aspects with sliding patio doors to garden, ceiling fan light, tiled flooring.

### **First floor landing**

With ceiling lighting, fitted carpet, power point, smoke alarm, doors to rooms.

### **Bedroom 1 – 11'6" x 9'0"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, built-in wardrobes with hanging rails and shelving, power points, wood effect laminate flooring.

### **Bedroom 2 – 9'11" x 8'10"**

With window to front, ceiling lighting, wall mounted radiator, wood effect laminate flooring, power points, access to loft with ladder, boarding and lighting.

### **Bedroom – 8'10" x 6'8"**

With window overlooking rear garden, ceiling lighting, wall mounted radiator, telephone and power points, wood effect laminate flooring.

### **Family Bathroom**

Comprising a three-piece suite of panel enclosed bath with twin taps and integrated shower over, full tiled surround, pedestal wash hand basin with twin taps, close coupled WC, wall mounted radiator, obscure window to front, ceiling lighting, mosaic tile effect linoleum flooring, storage cupboard.

# OUTSIDE

The front of the property is located within the end of a cul-de-sac with off street parking for a single vehicle that supplies access to a brick built en-bloc garage with up and over door. Personnel gate supplying access to:

## **Rear Garden**

Laid primarily to lawn with hardstanding to rear housing a timber shed with paved pathway all retained by close boarded fencing.



# DETAILS

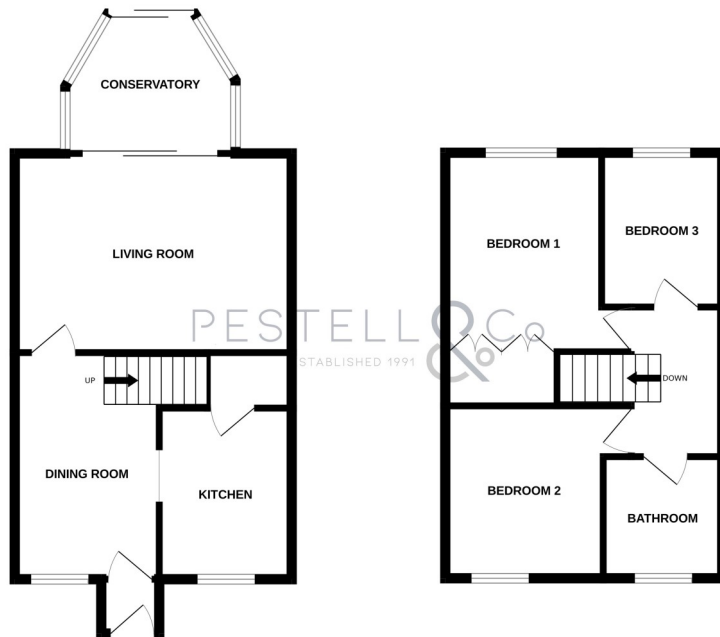
EPC

AWAITING EPC

## FLOOR PLAN

GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.

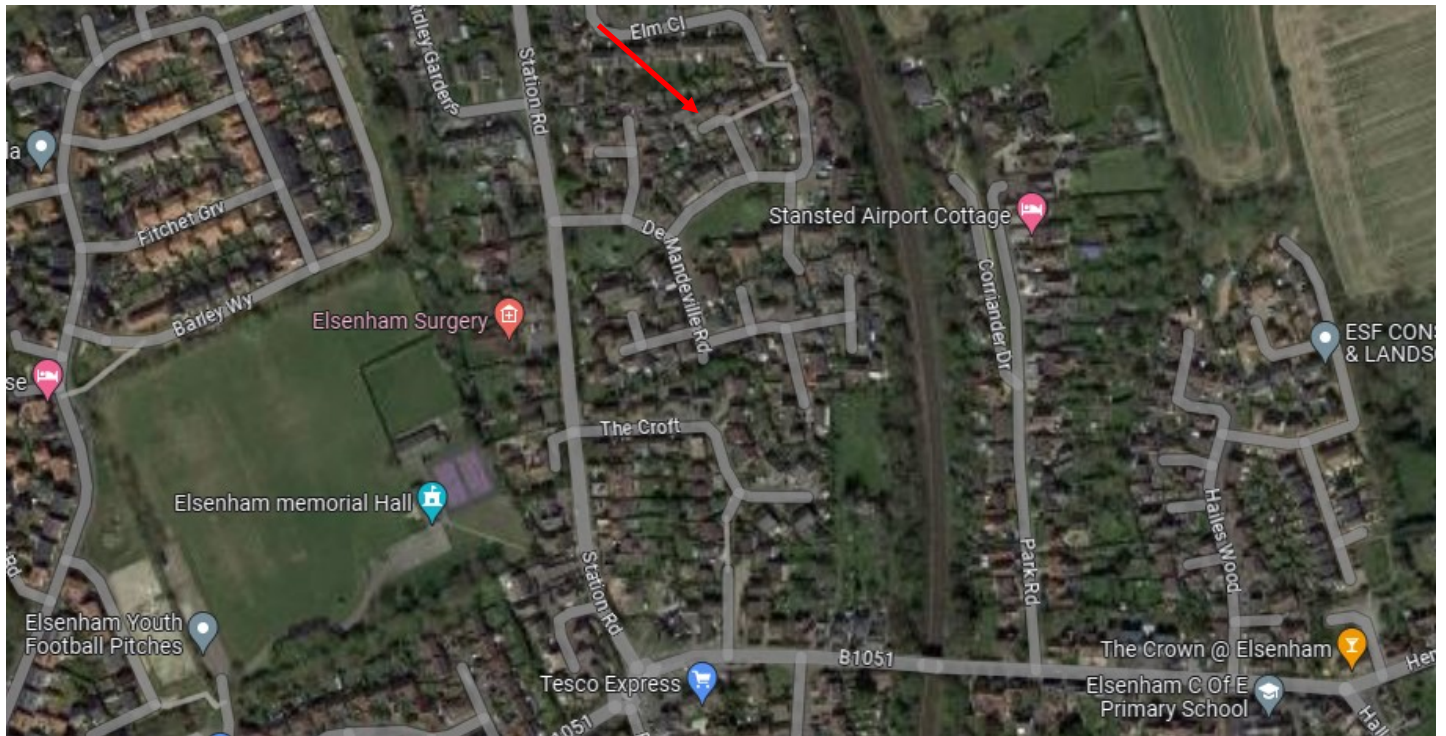


TOTAL FLOOR AREA: 858 sq.ft. (79.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
Made with floorplan 02023

# GENERAL REMARKS & STIPULATIONS

Oziers is located in a semi rural setting of Elsenham. The Village has a renowned local JMI school, local shop for your day-to-day needs, mainline railway station and easy access to the larger village of Stansted Mountfichet and the market town of Thaxted. Both have schools, shopping, restaurants, public houses and many more recreational facilities. Stansted Mountfichet also offers road links to the M11/M25 and of course London Stansted International Airport with Stansted Express railway link to London Liverpool Street.

## DIRECTIONS



## FULL PROPERTY ADDRESS

15 Oziers, Elsenham, Essex CM22 6LS

## COUNCIL TAX BAND

Band C

## SERVICES

Gas fired central heating, mains drainage and water

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

**AGENTS NOTE:** The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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