



12 Ridley Gardens, Elsenham  
CM22 6LB

# 12 Ridley Gardens

Elsenham | Essex | CM22 6LB

Guide Price £535,000

- A well-proportioned, four-bedroom property extended by the current owners
- Principal bedroom with ensuite shower room
- Scope to modernise and improve
- Off road parking for several vehicles and detached single garage
- Good size corner plot with generous rear garden
- Ideally located in the heart of village with easy access to amenities
- EPC: D
- Council Tax Band: D

## The Property

A well-appointed, four-bedroom semi-detached family home, extended by the current owners situated in this popular cul-de-sac within walking distance of the village centre, amenities and mainline railway station. The property benefits from off road parking, detached garage and good size rear garden.

## The Setting

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 a porch with door leading into living room, with staircase rising to the first floor and doors to adjoining rooms. To the left sits a versatile space, currently utilised as a dining room with window to front aspect and a door leading to the utility room. The dual aspect, spacious living room contains a feature fireplace with mantle over, window to front aspect and personal door providing access to the rear garden. The kitchen is fitted with a matching range of base and eye level units with worksurface incorporating a stainless-steel sink unit and window to rear aspect. Space and plumbing for electric hob with extractor fan over, oven, fridge and freezer. There is a door from the kitchen providing access to the utility room, fitted with a range of units and work surface with sink unit





incorporated and window to rear aspect. Space and plumbing for washing machine and tumble dryer, personal door provides access to the rear garden. In addition, the cloakroom comprising wash basin and WC.

The first-floor landing provides access to the loft hatch, hot water cupboard and doors leading off to the adjoining rooms. The principal, dual aspect bedroom has window to the front and rear aspect and ensuite comprising shower cubicle and wash basin. Bedroom two is a good size double with window to the rear aspect. Bedroom three is a double bedroom with window to the front aspect. Bedroom four has window to front aspect. The family bathroom comprises panelled bath with shower attachment, WC, wash hand basin and heated towel rail.

#### Outside

To the front there is a small area of lawn and a tarmac driveway which provides off-street parking and leads to the detached, garage/workshop which has light and power. The property benefits from a good-sized rear garden laid mainly to lawn with a variety of flower and shrub areas. In addition, a pond and useful timber garage with light and power.



#### Services

All mains services are connected.

#### Local Authority

Uttlesford District Council

#### Council Tax

D

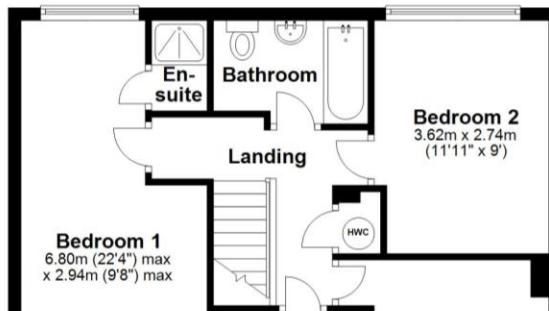
#### Agents Note

The property is partially steel framed.



### First Floor

Approx. 55.3 sq. metres (595.0 sq. feet)



### Ground Floor

Approx. 57.9 sq. metres (623.6 sq. feet)



Total area: approx. 156.4 sq. metres (1683.8 sq. feet)

Floor plan for guidance only  
Plan produced using PlanUp.

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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