



9 Hailes Wood

Elsenham, Bishop's Stortford





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Nestled in a peaceful cul-de-sac, **9 Hailes Wood** is a four-bedroom detached home that combines modern convenience with a tranquil village setting. Ideally located within walking distance of Elsenham Train Station, this property offers excellent connectivity while maintaining a quiet, family-friendly atmosphere.

The ground floor welcomes you with a bright entrance hall that leads into a spacious living room, ideal for both relaxation and entertaining. This living area opens up to a sitting room at the rear, which features double doors leading out to the garden. The heart of the home is the open-plan kitchen and dining area, providing plenty of space for family meals and gatherings. Additionally, there is a utility/storage room that is accessible from the garden, along with a door leading to the off-street parking space.

Upstairs, the home features four well-proportioned bedrooms, including a spacious master bedroom with built-in wardrobes, a second bedroom with a built-in wardrobe, storage, and a wet room.

The rear garden is a peaceful retreat, complete with a patio for outdoor dining and a lawn surrounded by mature trees and shrubs. This private space is ideal for children to play or for hosting summer barbecues.

Energy efficiency is a standout feature of this property, thanks to the air source heat pump, which ensures year-round comfort and reduced energy costs. The off-street parking space at the front adds convenience for busy families.

Located in the charming village of Elsenham, this property benefits from excellent local amenities, schools, and transportation links to London and Cambridge.



Key Features:

- Four Bedrooms
- Detached Family Home
- Air Source Heat Pump
- Cul-De-Sac Location
- South Facing Garden
- Off-Street Parking Space
- Walking Distance To Elsenham Train Station

Agents Notes:

Tenure: Freehold / EPC Band C

Uttlesford District Council - Band D - £2,131.32pa

Air Source Heat Pump, Mains Electric, Water & Drainage.

Mobile Coverage: Good Indoor & Outdoor Coverage Across All Major Networks (Ofcom)

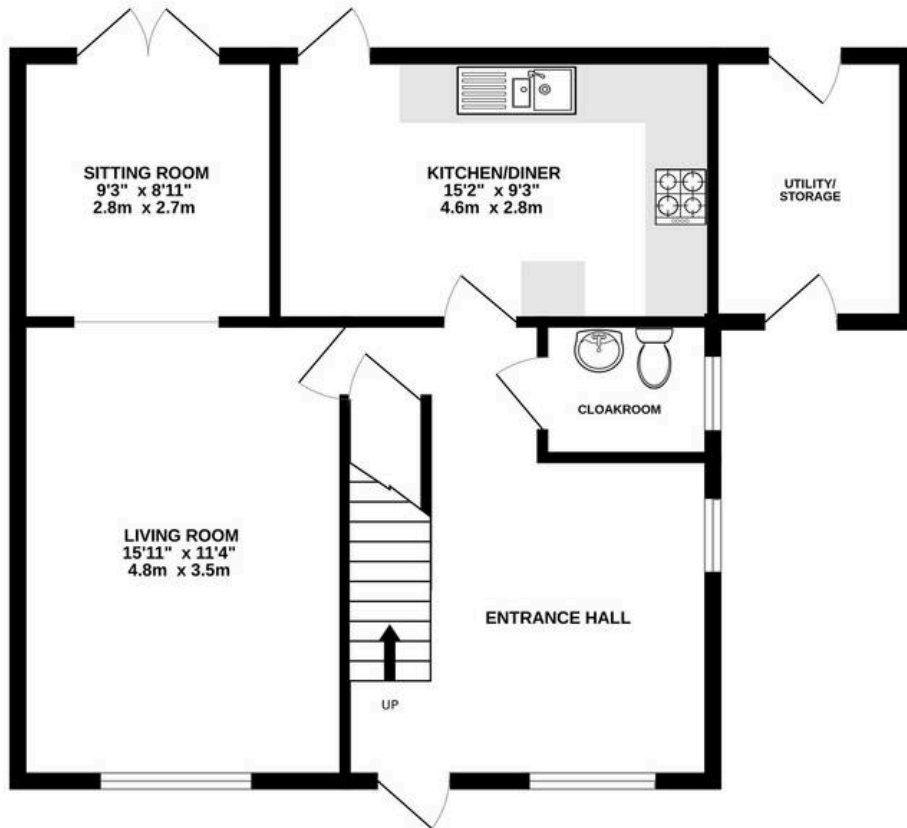
Broadband Coverage: Ultrafast Available, 1,000 Mbps (Ofcom)

Location:

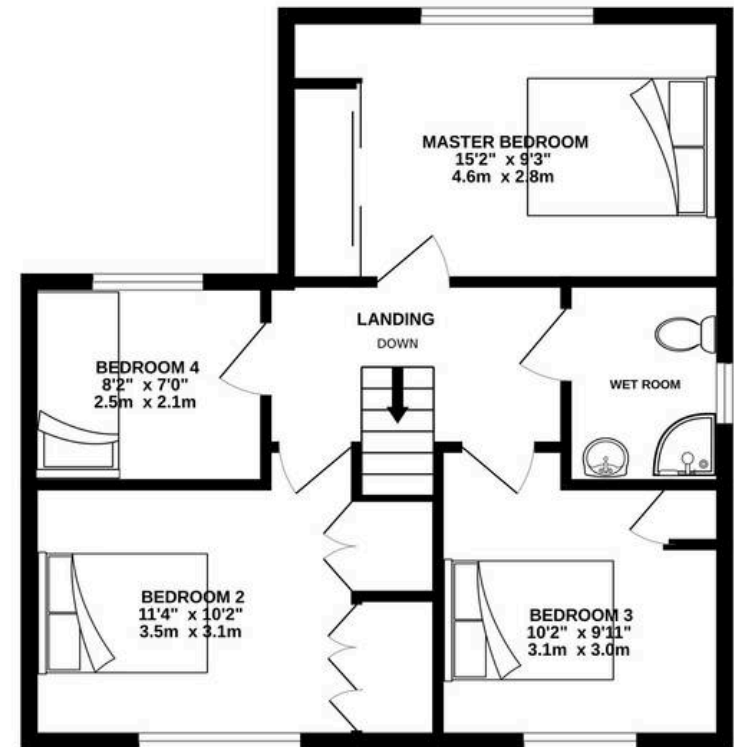
Elsenham is a charming village in Essex, offering a blend of rural tranquillity and excellent connectivity. Just a short drive from Bishop's Stortford, it features amenities like a local shop, pub, and primary school. Elsenham Train Station provides direct links to London Liverpool Street and Cambridge, making it ideal for commuters. Surrounded by beautiful countryside, there are many outdoor activities available. Its close-knit community and convenient location make Elsenham a desirable place to live.



GROUND FLOOR
668 sq.ft. (62.0 sq.m.) approx.



1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 1191 sq.ft. (110.7 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 operability or efficiency can be given.

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