



Elm Court, Elmdon, CB11 4NP

CHEFFINS

Elm Court

Elmdon,
CB11 4NP

4 2 3

Guide Price £700,000

- Four bedrooms
- En-suite and bathroom
- Kitchen and utility room
- Three reception rooms
- Downstairs cloakroom
- Detached double garage
- Private cul de sac
- Mature garden

A well-proportioned, detached four bedroom house set in a small private cul de sac within a picturesque village. The property offers versatile accommodation, together with a generous corner plot and detached double garage.





LOCATION

The highly regarded village of Elmdon is 6 miles from the fine old market town of Saffron Walden with its excellent shopping, schooling and recreational facilities. Audley End mainline station to London's Liverpool Street is 6 miles and the M11 access at Stump Cross (junction 9) is 6 miles.

GROUND FLOOR

RECEPTION HALL

Obscure double glazed entrance door with adjoining double glazed window and double glazed half landing window providing additional natural light. Staircase rising to the first floor with understairs storage cupboard.

SITTING ROOM

Double glazed sliding patio doors providing access and views onto the terrace and garden beyond, a further double glazed window to the front aspect, control for electrically operated patio awning and open fireplace with marble hearth and surround.

STUDY

Double glazed window to the front aspect.

DINING ROOM

Double glazed window to the front aspect.

KITCHEN

Double glazed window to the side aspect. The kitchen comprises a range of base and eye level units with worktop space over, twin bowl sink unit, space for range cooker and dishwasher. Door leading to:

UTILITY ROOM

Comprising floor mounted boiler, butler sink, space for washing machine, double glazed window overlooking the garden and double glazed door providing access to the garden.

CLOAKROOM

Comprising low level WC, wash basin and obscure double glazed window.

FIRST FLOOR

LANDING

With doors leading to adjoining rooms and access to the loft space, built-in airing cupboard housing the hot water cylinder and linen cupboard.

BEDROOM 1

Dual aspect room with double glazed windows to the front and rear aspects, enjoying views over the garden and nearby countryside, built-in wardrobes. Door to:

EN SUITE

Comprising large shower enclosure, vanity wash basin, heated towel rail, low level WC, part tiled walls and obscure double glazed window.

BEDROOM 2

Double glazed window to the front aspect and built-in wardrobe.

BEDROOM 3

Double glazed window to the side aspect and built-in wardrobe.

BEDROOM 4

Double glazed window to the front aspect and built-in wardrobe.

BATHROOM

Refitted suite comprising panelled bath with shower over, vanity wash basin, low level WC, part tiled walls and obscure double glazed window.

OUTSIDE

The property is set in a small private cul de sac of similar style properties. To the right hand side of the property is a driveway sweeping around to the rear garden, in turn leading to the detached double garage. To the front of the property is a lawned garden with pathway leading to the front door. To the rear of the property is a paved terrace and the garden is mainly laid to lawn, enjoying a corner plot with a good degree of privacy.

DETACHED DOUBLE GARAGE

Accessed via a pair of up and over doors with double glazed window to the rear, power and lighting connected and eaves storage space. The garage offers huge scope for conversion for either a home office or studio/gym, subject to needs and relevant approval.

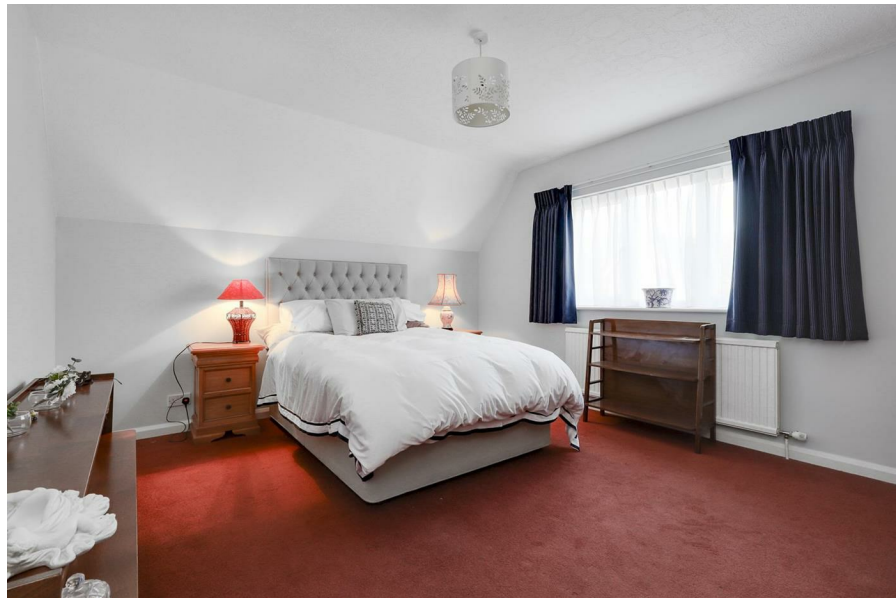
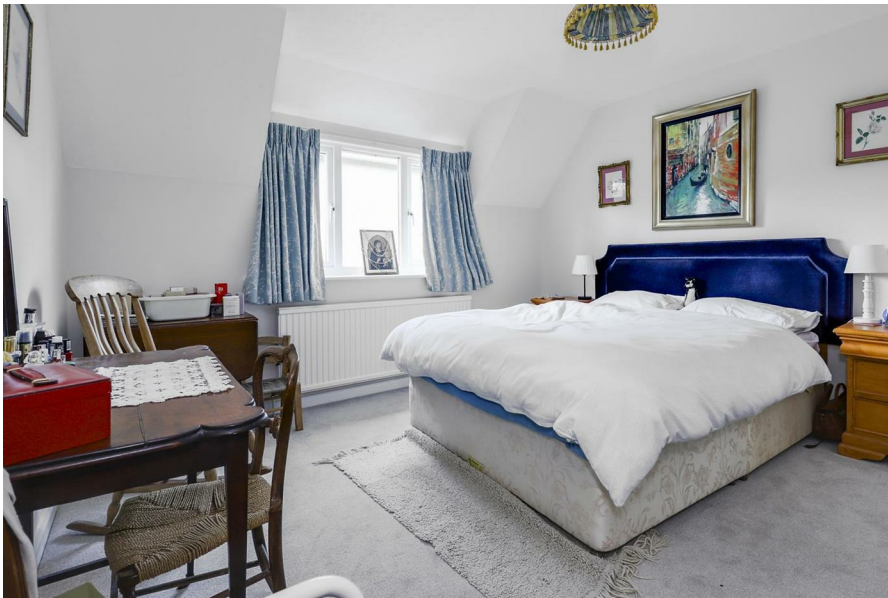
AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.







Approximate Gross Internal Area
 179.48 sq m / 1931.90 sq ft
 (Excludes Garage)
 Garage Area 30.74 sq m / 330.88 sq ft



Ground Floor

First Floor

Garage

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		78	57
EU Directive 2002/91/EC			

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Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.