



PM ESTATES

Property Sales & Lettings



Elmbrook Drive

Bishops Stortford, Hertfordshire, CM23 4JB

Guide Price of **£495,000**

www.pm-estates.co.uk

Elmbrook Drive

Bishops Stortford, Hertfordshire, CM23 4JB

Overview

- Detached Family Home
- Modern Interior Design
- Three Double Bedrooms
- Fully Fitted Kitchen
- Kitchen Appliances
- Family Sized Tiled Bathroom
- Ensuite Shower Room and WC
- Private Rear Garden
- Single Garage
- Driveway Parking Available
- Energy Rating: D
- Council Tax Band: E



Description

PM Estates are pleased to introduce this 3-bedroom detached, family home to the sales market, located within the highly desirable Elmbrook Drive within Thorley, Bishops Stortford which is located just 2.7 miles from the town centre of Bishops Stortford making this property a welcome retreat from the hustle and bustle whilst also lending itself to commuters who require access to the rail station and public transport links whereby there are direct services into London Liverpool Street, Stansted Airport & Cambridge City Centre.

The property on offer here is well presented throughout with the downstairs of the property boasting a large living area, with adjoining dining room accessible from both the living area and kitchen. The dining area here benefits from french patio doors which lead onto the private, well-kept rear garden area complete with a patio area – perfect for summer nights with company.

The modern styled kitchen is complete with shaker styled units, complimented with the wooden oak coloured worktops and traditional styled Belfast sink. In addition, the property included Zanussi and Bosch branded appliances.

Upstairs you will be greeted by three well sized double bedrooms. The master bedroom here leads onto its own private ensuite shower room as well as there being a full family sized tiled bathroom, complete with both bath and shower facilities.

This property is complete with a driveway with space enough for three cars as well as single garage which provides ample space for storage or even an additional parking space should you so wish, the garage is also accessible through a side door from the garden area.

Elmbrook Drive is conveniently located within reaching distance of many of Bishop's Stortfords most notable and prestigious schools/ educational facilities. The property is located just 2.2 miles from the globally renowned Bishops Scotford College, 1.5 miles away from the Ofsted Outstanding St Joseph's Primary School as well as being 0.7 miles away from the Manor Fields Primary School. The development is also within walking distance from the Sainsbury's Superstore in Thorley as well as Waitrose & the M&S Food Hall which are all available within close proximity to the property.

Call us today to book your viewing appointment! – 01279 654646

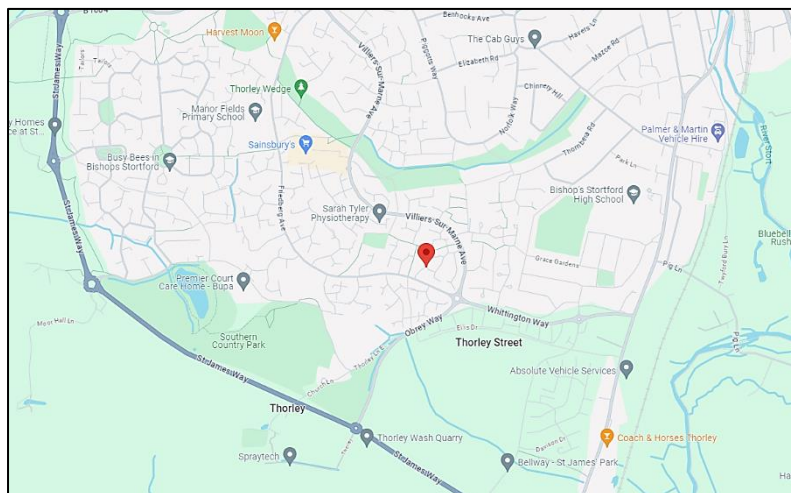


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Bishops Stortford is an historic market town with a great deal to offer. The town is strategically located close to Stansted Airport, equidistant between London and Cambridge. Complete with superb road and rail links; London Liverpool Street is 35 minutes away by Stansted Express and the M11 links in to the M25 at junction 27 thereby giving easy access to all parts of the country.

Locally, the main bus routes are 510, 308, and 301 operating every 20 minutes covering routes to Stansted Airport, Cambridge, Takeley, Braintree, Harlow and Saffron Walden.

Bishops Stortford is renowned for the excellence of its schools which are many and varied comprising, Primary and Secondary schools, Church of England and catholic schools, two colleges; grant maintained Anglo European College and the fee-paying Bishops Stortford College.



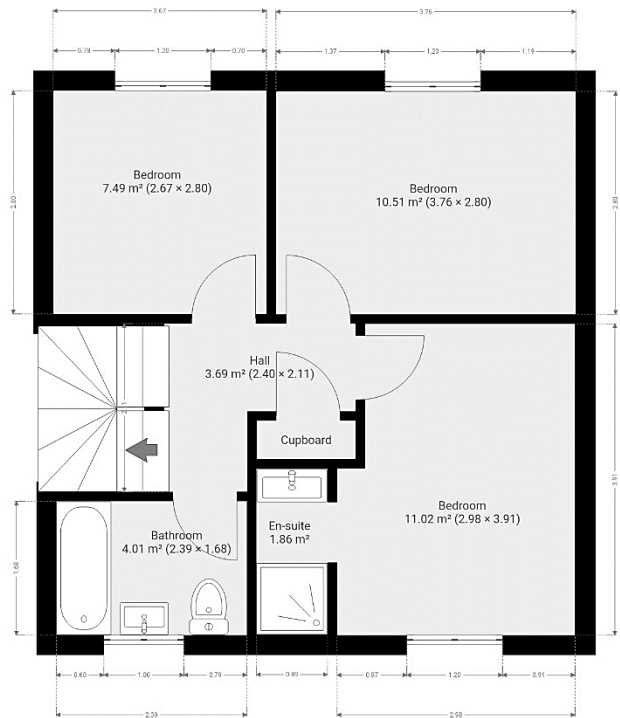
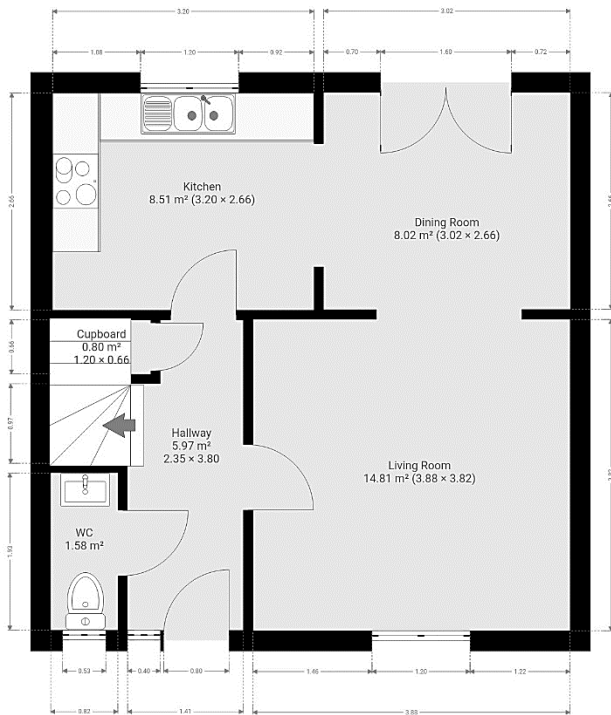
Directions

From our office, 7 Riverside Walk, South Street, Bishop's Stortford

Follow A1059 to The Causeway/A1250
1 min (0.2 mi)
Continue on A1250. Take B1004 to Friedberg Ave
5 min (1.5 mi)
Follow Friedberg Ave to Elmbrook Dr
3 min (1.0 mi)

Elmbrook Drive
Bishop's Stortford CM23 4JB

Floor Plan



7 Riverside Walk, South Street, Bishop's Stortford, Herts CM23 3AG

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PM Estates wish to advise prospective purchasers that we have not checked the services or appliances. The sales particulars have been prepared as a guide only; any floor-plan or map is for illustrative purposes only. PM Estates, for themselves and for the vendors or lessors of this property whose agents they are give notice that: the particulars have been produced in good faith; do not constitute any part of a contract; no person in the employment of PM Estates has any authority to make or give any representation of warranty in relation to this property.

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