



PM ESTATES

Property Sales & Lettings



Elmbrook Drive

Bishops Stortford, Hertfordshire, CM23 4JB

Offers in excess of **£350,000**

www.pm-estates.co.uk

Elmbrook Drive

Bishops Stortford, Hertfordshire, CM23 4JB

Overview

- Semi Detached Family Home
- Modern Interior Design
- Two Bedrooms
- Fully Fitted Kitchen
- Kitchen Appliances
- Family Sized Tiled Bathroom
- Private Rear Garden
- Single Garage with Driveway
- Energy Rating: D
- Council Tax Band: D
- For Investors – Rental yield in excess of 5.14%



Description

PM Estates are pleased to introduce this semi-detached property to the sales market, situated within the popular residential area of Elmbrook Drive, within the Thorley Park Development of Bishops Stortford.

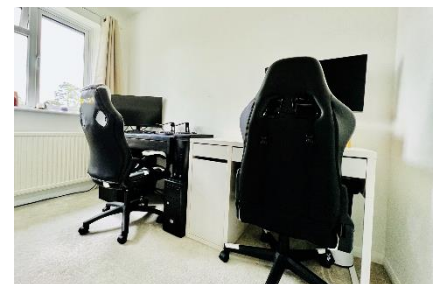
The property comprises of a large living area with wooden styled laminate flooring, leading through to a modern styled kitchen complete with fitted wall and base kitchen units, finished with brushed chrome handle and fixtures. Within the kitchen there is an additional rear door, leading out onto a private garden with both lawn and patioed areas. In addition, there is a single garage with the property.

Upstairs there are two bedrooms, one double and the other being a single, both complete with fitted wardrobes. In addition, there is a family sized bathroom, completed with a fitted suite including of a shower cubicle, with the walls half tiles in a contrasting colour.

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.

For investors, this will prove to be a good investment based on a rental figure of £1,500pcm, this will generate a potential yield in excess of 5.14%.

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

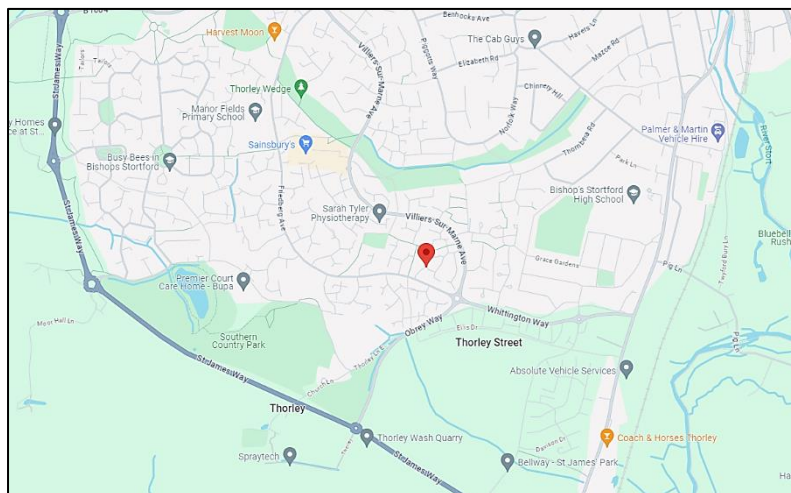


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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 Avenue
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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