



2 Elm Court, Elmdon
CB11 4NP



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2 Elm Court

Elmdon | Essex | CB11 4NP

Guide Price £575,000

- An elegantly presented, rarely available, four bedroom, two bathroom mid-terrace residence
- A private meticulously maintained rear garden with a paved terrace
- The ground floor boasts a spacious sitting room flowing seamlessly into a dedicated dining area with French doors that open out to the beautifully landscaped rear garden
- A separate garage with additional loft storage space
- Ideally situated in the heart of the sought-after village of Elmdon

The Property

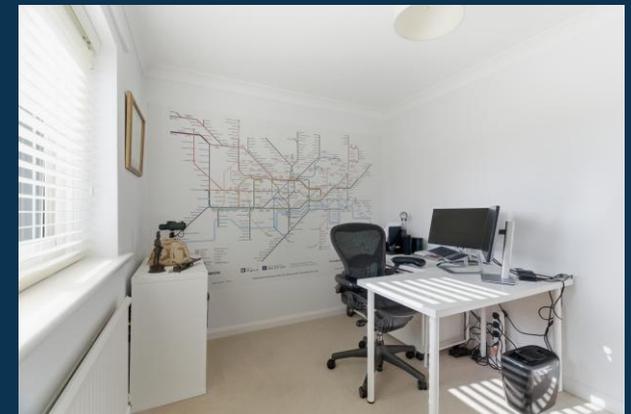
This beautifully presented four-bedroom, two-bathroom home in the heart of Elmdon offers a versatile layout complemented by a private, wall-enclosed rear garden. Additional benefits include a separate single garage with a substantial boarded loft storage area and convenient off-street access.

The Setting

Tucked away in the elevated, picturesque village of Elmdon, Elm Court offers an enviable balance of secluded rural charm and modern accessibility. Elm Court is immersed in some of North West Essex's most stunning rolling countryside, where historic timber-framed cottages and the landmark Church of St. Nicholas define the landscape. While the village provides a tranquil "getaway" atmosphere with immediate access to the Icknield Way for walking and cycling, it remains remarkably well-connected to major hubs. The vibrant market town of Saffron Walden is just 6 miles away, offering premium shopping and the top-tier Saffron Walden County High School, while the nearby M11 (J9/10) ensures easy transit to Cambridge (14 miles) and London. Commuters are particularly well-served by Audley End Station (5 miles) and Royston Station (7 miles), which provide fast rail links to London Liverpool Street and Kings Cross in under an hour.

The Accommodation

The ground floor of this beautifully presented home is designed for both practical family living and effortless entertaining, featuring a seamless flow between its bright and airy spaces. Upon entry through the useful porch and entrance hall—which includes a modern cloakroom/WC—you are welcomed into a dual-aspect sitting and dining room that spans the depth of the property. This inviting living area is anchored by a charming feature fireplace and boasts elegant parquet flooring, while large windows and glazed French doors provide an abundance of natural light and direct access to the garden. Adjacent is a spacious, contemporary kitchen/breakfast room, comprehensively fitted with sleek cabinetry, integrated double ovens, and a stylish breakfast island that serves as a central social hub. This well-appointed





heart of the home is further enhanced by attractive tiled splashbacks, dark work surfaces, and a separate external door leading to the side of the property, making it as functional as it is aesthetic.

The first floor continues the theme of light and space, arranged around a central landing with convenient built-in storage. The principal bedroom is a generous double, featuring a wide window that overlooks the scenic surroundings and an expansive bank of fitted wardrobes. Three further well-proportioned bedrooms offer versatile living options, including a second comfortable double and a bright fourth bedroom currently utilized as a dedicated home office. Serving the bedrooms is a contemporary family bathroom, elegantly finished with crisp white tiling and a decorative blue mosaic border, comprising a wood-paneled bath with an integrated shower and glass screen, a pedestal wash basin, and a low-level WC.

Outside

Externally, the property is complemented by a beautifully maintained, wall-enclosed rear garden that offers a high degree of privacy. The outdoor space features a generous block-paved patio area, perfect for al fresco dining, which transitions into a neat lawn bordered by mature hedging and well-stocked plant beds. A separate, single garage provides secure parking or additional storage, complete with an up-and-over door, internal lighting, power and water connected.



A standout feature of the garage is the expansive loft storage area, which is fully shelved and easily accessible via a retractable ladder. Practical outdoor amenities are rounded off with gated side access to the property.

Services

Mains electric, water and drainage are connected. Oil fired central heating. Superfast broadband is available and mobile signal is likely.

Tenure – Freehold

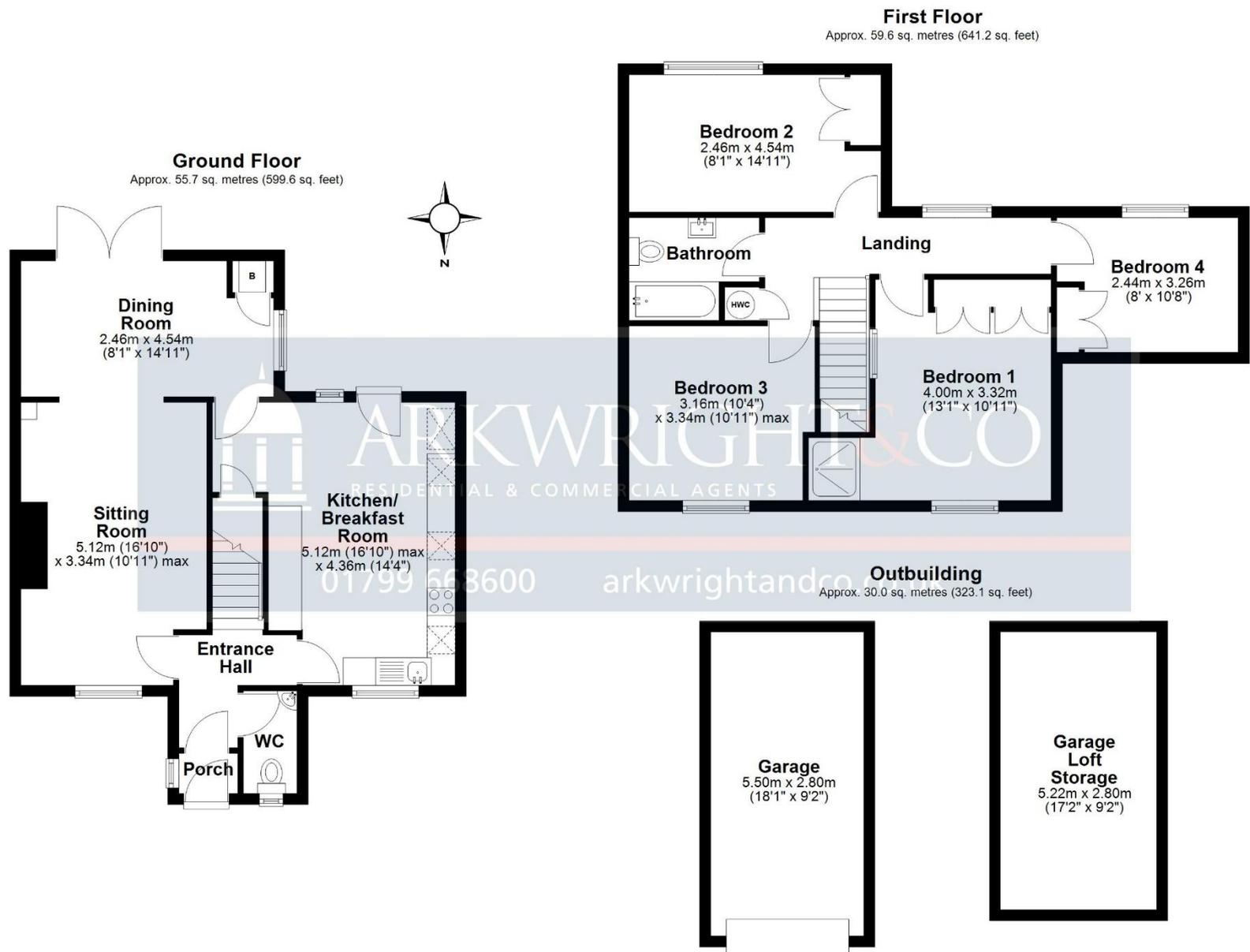
Property Type – Terraced

Property Construction – Brick with tiled roof

Local Authority – Uttlesford District Council

Council Tax – D





Total area: approx. 145.3 sq. metres (1563.9 sq. feet)

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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