



## ELM CLOSE, TAKELEY

GUIDE PRICE – £450,000

- RECENTLY RENOVATED 3 BEDROOM SEMI-DETACHED HOUSE
- LARGE LIVING ROOM
- BEAUTIFUL CONTEMPORARY KITCHEN DINER WITH BI-FOLDING DOORS TO REAR
- HOME OFFICE
- UTILITY ROOM & CLOAKROOM
- THREE DOUBLE BEDROOMS
- STUNNING FOUR PIECE FAMILY BATHROOM
- SOUTH-FACING REAR GARDEN WITH FEATURE TREES
- OFF-STREET PARKING
- GARAGE STORAGE

We are pleased to offer this well-presented three bedroom semi-detached home. This property has recently been renovated and enjoys a large living room with feature fireplace, beautiful contemporary kitchen diner with bi-folding doors to rear garden, home office, utility room, cloakroom, garage storage, three double bedrooms and a stunning four piece bathroom. Externally, the property enjoys a stone driveway supplying off-street parking for 2 vehicles, as well as a south-facing rear garden laid to entertaining patio and lawn with feature trees.





With composite and obscure glazed door opening into:

### **Entrance Lobby**

With ceiling lighting, tiled flooring, glazed Crittall-style door opening into:

### **Inner Hallway**

With herringbone wood effect luxury vinyl flooring, stairs rising to first floor landing, ceiling lighting, power point, further glazed Crittall-style door opening into:

### **Living Room 14'1" x 11'10"**

With window to front, ceiling lighting, corner contemporary electric fireplace with slatted contemporary surround, luxury vinyl herringbone wood effect flooring, wall mounted radiator, TV and power points, twin glazed doors through to:

### **Kitchen Diner 14'6" x 14'0"**

A beautiful vaulted room with contemporary kitchen comprising an array of eye and base level cupboards and drawers with stone worksurface and island unit, breakfast bar, integrated fridge freezer, integrated dishwasher, integrated oven, integrated combination oven, electric hob with glazed splashback and extractor fan above, under sunk sink unit with mixer tap, Velux windows and bi-folding doors to rear, pendant and inset ceiling lighting, large understairs walk-in cupboard, wall mounted radiator, wood effect luxury vinyl herringbone flooring, doors to rooms.

### **Home Office 11'0" x 6'9"**

With window overlooking south-facing rear garden, ceiling lighting, wall mounted radiator, wood effect luxury vinyl herringbone flooring, power points.

### **Cloakroom**

Comprising a low level WC with integrated flush, wash hand basin with mixer tap, ceiling lighting, extractor fan, wood effect luxury vinyl herringbone flooring.

### **Utility Room**

Comprising low level storage units with integrated washing machine and tumble dryer, stone worksurface and splashback, ceiling lighting, extractor fan, wood effect luxury vinyl herringbone flooring, wall mounted radiator, power points, door into garage storage with twin doors to front and ceiling lighting.

### **First Floor Landing**

With window to rear, ceiling lighting, fitted carpet, oak and glazed balustrade to stairs, access to loft, doors to rooms.

### **Bedroom 1 – 14'11" max x 9'8" max**

With two windows to front, ceiling lighting, wall mounted radiator, power points and fitted carpet.

### **Bedroom 2 – 9'4" x 9'1"**

With window to rear, ceiling lighting, wall mounted radiator, wall mounted lighting, power points and fitted carpet.

### **Bedroom 3 – 11'2" x 6'9"**

With window to front, ceiling lighting, wall mounted radiator, power points, built-in storage cupboard and fitted carpet.

### **Family Bathroom**

Comprising a beautiful four piece suite enjoying a free-standing contemporary bath with brass mixer tap and shower attachment over, fully tiled and glazed walk-in shower cubicle with twin head, vanity mounted wash hand basin with brass mixer tap and matching vanity mirror and wall mounted lighting above, close coupled WC, brass wall mounted heated towel rail, window to rear, vaulted ceiling with inset ceiling downlighting, tiled flooring.

# OUTSIDE

## The Front

The front of the property is approached via a stone driveway supplying off-street parking for 2 vehicles, access to garage storage and front door.

## South-Facing Rear Garden

Split into entertaining patio with steps and raised sleepers leading to lawn, all retained via close boarded fencing and hedging, variety of trees including a fruit tree, outside lighting and water point can also be found.



# DETAILS

## EPC

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86 B
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	52 E	
21-38	<b>F</b>		
1-20	<b>G</b>		

## FLOOR PLAN

GROUND FLOOR  
628 sq.ft. (58.4 sq.m.) approx.

1ST FLOOR  
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.2 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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# GENERAL REMARKS & STIPULATIONS

**Elm Close** is located within Takeley, benefitting from its village community shops and newsagents. Takeley has bus stops with frequent buses to Bishop's Stortford, Great Dunmow, Chelmsford and Stansted International Airport.

Bishop's Stortford town centre being just 10 minutes by car benefits from excellent shopping and recreational facilities also giving access to Bishop's Stortford train station that supplies mainline railway links to London Liverpool Street Station.

## DIRECTIONS



## FULL PROPERTY ADDRESS

18 Elm Close, Takeley, Bishops Stortford, CM22 6SF

## SERVICES

Gas fired central heating, mains drainage and water

## COUNCIL TAX BAND

Band C

## LOCAL AUTHORITY

Uttlesford District Council, London Road, Saffron Walden, CB11 4ER

**AGENTS NOTE:** We believe the information supplied in this brochure is accurate as of the date 10/04/2026. The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. In accordance with the misrepresentation act, we are required to inform both potential vendors and purchasers, that from time to time both vendors and or purchasers, may be known by our staff, by way of previous customers, friends, neighbours, relatives, etc. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc.), as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc.) will be included in the sale.

# PESTELL & Co

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