



3 BED DETACHED HOUSE · TO LET

Columbine View

Elsenham Park, Elsenham, Bishop's Stortford, Essex CM22 6ZQ

3

BEDROOMS

2

BATHROOMS

86

SQ M APPROX.

B

EPC RATING

RENT

£2,400 pcm

Unfurnished · Available 28 November
01279 295940 · blacksheepresidential.co.uk

01 · THE PROPERTY

A family home, ready for its next chapter

IN THE LANDLORD'S WORDS

"I bought this house specifically for its position on the edge of the development. The front looks out onto a beautiful mature English oak set in open parkland, while the tree-lined back garden is completely private and not overlooked. It offers the best of both worlds: all the convenience of a modern new-build with a real sense of privacy. I hope the next tenants love living here as much as I have."

THE LANDLORD

A recently built, double fronted three bedroom detached home on the Elsenham Park development, finished to a high specification and offered unfurnished from 28 November 2026. You get the benefits of a modern new build in an established setting, with a dual aspect lounge that looks out over open parkland and a mature oak tree.

The open plan kitchen and dining room is fitted with Symphony units and worktops, and French doors open onto a private rear garden, lovingly maintained and upgraded with a timber pergola, extended patio, side storage and mature flower beds. A cloakroom and storage cupboard complete the ground floor.

Upstairs there are three bedrooms, a family bathroom and a main bedroom with a large en suite and walk in shower, plus a landing storage cupboard. Further benefits include allocated parking for two, garden side access, gas heating and solar panels, and Elsenham station is an 8 minute walk.





02 · KEY FEATURES

Recently built, ready to call home

- ✓ Three bedroom detached, built 2024
- ✓ Dual aspect lounge
- ✓ Pergola, extended patio, flower beds
- ✓ Parking for two, garden side access
- ✓ Solar panels and EPC B
- ✓ Double fronted, with parkland views
- ✓ Open plan kitchen, Symphony units
- ✓ Main bedroom with large en suite
- ✓ Cloakroom and storage cupboards
- ✓ 8 minute walk to Elsenham station

£2,400

PER MONTH

Unfurnished

FURNISHING

Band E

COUNCIL TAX

B (90)

EPC RATING

03 · LIVING

Kitchen, dining and lounge



Kitchen and dining

4.95 × 3.21 m 16'3" × 10'6"

Symphony units and worktops, with French doors to the rear garden.



Lounge

4.95 × 3.26 m 16'3" × 10'8"

Dual aspect, looking out over open parkland and a mature oak tree.

04 · BEDROOMS

Three bedrooms, room to grow



Bedroom one 3.50 × 3.21 m 11'6" × 10'6"
With a large en suite and walk in shower.



Bedrooms two and three
Bedroom two 2.70 × 3.37 m (8'10" × 11'1"). Bedroom three 2.17 × 3.33 m (7'1" × 10'11").

05 · BATHROOMS AND GARDEN

Two bathrooms, and a garden



Bathroom and en suite

A family bathroom, an en suite with walk in shower and a ground floor cloakroom.

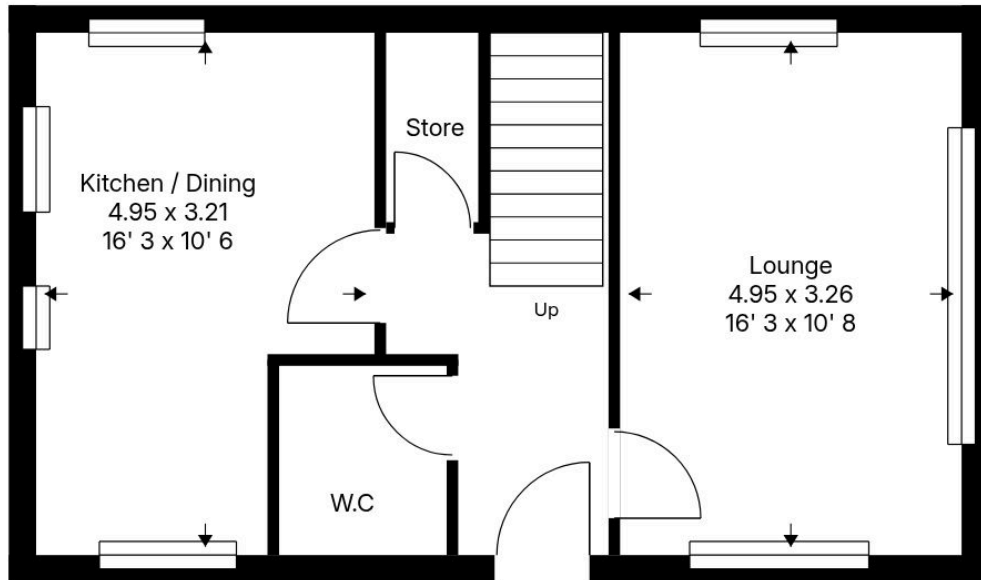
Outside

A private rear garden with timber pergola, extended patio, side storage and mature flower beds, plus allocated parking for two and garden side access.

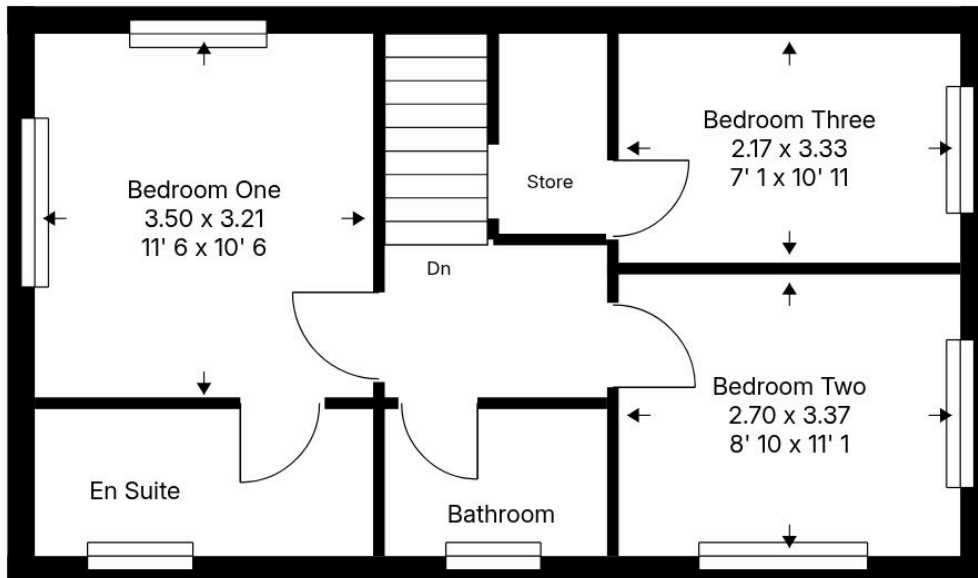
06 · FLOORPLAN

How it all fits together

GROUND FLOOR



FIRST FLOOR



LAYOUT

3 bed, 2 bath

FLOORS

Two

INTERNAL AREA

86 sq m

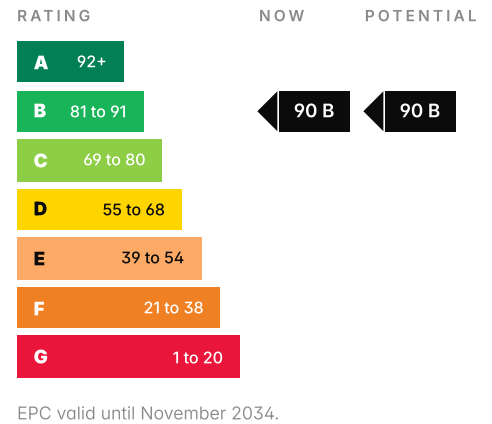
Floorplan for illustration only, not to scale. Measurements are approximate. Internal area as recorded on our listing.

07 · GOOD TO KNOW

The practical details

RENT	£2,400 pcm
AVAILABLE	28 November 2026
FURNISHING	Unfurnished
SECURITY DEPOSIT	£2,769 cash deposit Five weeks' rent, the legal maximum. Or £553.84 deposit insurance.
HOLDING DEPOSIT	£553 One week's rent. Payable once an offer is accepted.
TENANCY	Periodic assured tenancy Under the Renters' Rights Act there is no fixed term. You can end the tenancy by giving two months' notice.
COUNCIL TAX	Band E
HEATING	Gas
ELECTRICITY	Mains supply with solar panels
WATER AND DRAINAGE	Mains
BROADBAND	Fibre available
PARKING	Allocated, two spaces

ENERGY PERFORMANCE



REFERENCES

To proceed with a tenancy you must meet the following criteria:

- ✓ Income 30 x the monthly rent (£72,000 a year)
- ✓ 6 to 12 months verified accounts (if self employed)
- ✓ No adverse credit (CCJ, IVA etc)
- ✓ Right to Rent check (share code if required)

08 · LOCATION

Village life, on the edge of Elsenham



Elsenham Park sits on the edge of the village, a short walk from the centre and local shops, with Elsenham station an 8 minute walk away. Direct trains run to London Liverpool Street, Bishop's Stortford and Cambridge. The M11 is close by and Stansted Airport is a short drive. Bishop's Stortford, Saffron Walden and Stansted Mountfitchet are nearby for more shops, schools and amenities, with Hatfield Forest and Audley End within easy reach for walks and days out.

09 · CONNECTED

By train, from Elsenham station

Greater Anglia runs up to 2 trains an hour on weekdays from Elsenham, with direct services to London Liverpool Street, Bishop's Stortford and Cambridge, and Stansted Airport reached with one change. Elsenham station is an 8 minute walk from Columbine View.

FASTEST JOURNEY TIMES FROM ELSENHAM

Bishop's Stortford

Direct · average 12 min

from 8 min

Cambridge

Direct · average 32 min

from 30 min

Stansted Airport

One change · average 40 min

from 23 min

London Liverpool Street

Direct · average 61 min

from 51 min

Source: Greater Anglia route pages (greateranglia.co.uk/train-times), Monday to Friday, information last updated by Greater Anglia 21 August 2026, checked 16 October 2026. Times vary by service and time of day; check before you travel.



10 · VIEWINGS

Come and see it for yourself

Book a viewing 01279 295940

CALL 01279 295940

EMAIL hello@blacksheepresidential.co.uk

WEB blacksheepresidential.co.uk

OFFICE Elsenham, Essex

These particulars are a guide only and do not form part of any contract. Measurements and floor area are approximate. Image notice: Interior photographs are virtually staged and digitally enhanced, including lighting, and show furniture and decor that are not included; the property is let unfurnished. Exterior and area photographs are digitally enhanced. Reference FSD 49379284.