



Elm Court, Elmdon **Freehold OIEO £500,000**

KH Kevin
Henry

Key Features

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- Beautifully presented four-bedroom house
- Spacious living accommodation
- Private, very well-maintained walled rear garden with a paved terrace
- Two bathrooms plus downstairs cloakroom
- French doors from the dining room leading to the garden

Beautifully presented throughout and finished with a timeless elegance, this exceptional four-bedroom family home offers an abundance of light-filled accommodation, thoughtfully designed for modern living and effortless entertaining.

A practical entrance porch, complete with a contemporary cloakroom, opens into a welcoming hallway before leading through to the impressive principal sitting room. Bathed in natural light, this inviting space is centred around an attractive feature fireplace, while beautiful parquet flooring adds warmth and character. The sitting room flows seamlessly into the dining area, creating a wonderful open-plan environment ideal for both family life and entertaining. French doors frame

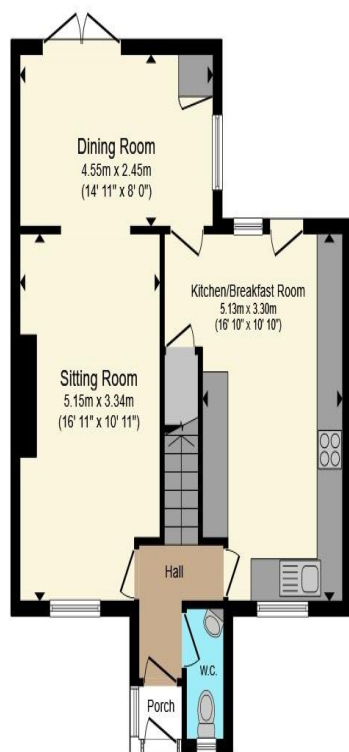


views of the garden and allow the outside to become an extension of the living space during the warmer months. The stylish kitchen/breakfast room forms the true heart of the home. Beautifully appointed with sleek cabinetry, generous work surfaces and integrated double ovens, fridge freezer and dishwasher, it has been designed with both practicality and style in mind. The central breakfast island provides the perfect gathering place for family and guests, while a door offers convenient side access.

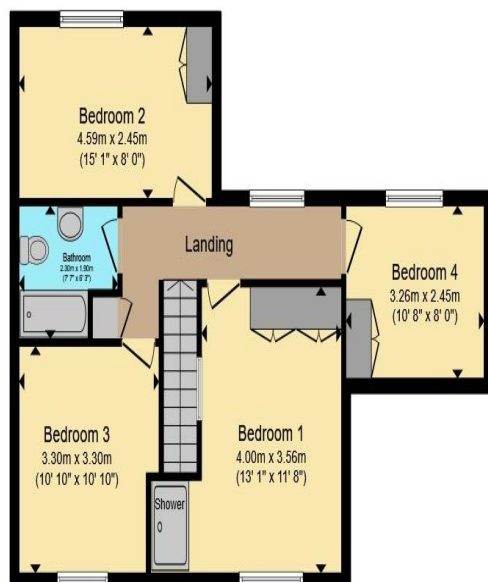
Upstairs, the sense of space continues with a bright landing benefiting from built-in storage and access, via a pull-down ladder, to a partly boarded loft. The principal bedroom enjoys pleasant views across the surrounding locality and features fitted wardrobes together with a contemporary en-suite shower room. Three further well-proportioned bedrooms provide flexible accommodation, with one currently arranged as a home office, and are complemented by a beautifully finished family bathroom of stylish contemporary design.

Outside, the south-facing rear garden is a true sanctuary, offering a wonderful sense of privacy and tranquillity. Expertly maintained, it combines a generous paved terrace for al fresco dining with an immaculate lawn, all enclosed by mature planting, colourful borders and established hedging to create a peaceful setting throughout the seasons.

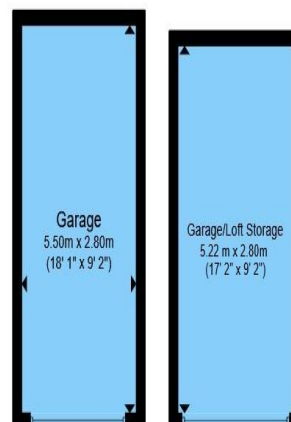




Ground Floor



First Floor



Outbuilding

Total floor area 142.4 sq.m. (1,533 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Further enhancing the property's appeal is the garage, which benefits from power, lighting, a water supply and a substantial loft storage area, providing excellent versatility for storage, hobbies or workshop space. Combining elegant interiors, generous proportions and superbly landscaped gardens, this is a home perfectly suited to modern family living, where every detail has been carefully considered to create a property of exceptional comfort and enduring appeal.

Elmdon is an attractive village set in rolling countryside. Facilities are available nearby in the market town of saffron Walden (6 miles). Royston (9 miles) and Cambridge (12 miles). Audley End mainline train station is approximately 4.5 miles away and the M11 (Junction 10) 6 miles.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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