



## 6 PALMER CLOSE, ELSENHAM, BISHOP'S STORTFORD, HERTFORDSHIRE, CM22 6UJ

Cul de sac location ♦ Close to local park, playground and train station ♦ Garage and parking ♦ Modern stylish features throughout ♦ Built in 2017 by Crest Nicholson ♦ High spec finish inc Amtico flooring

### Long Description

On a popular new development in the pretty village of Elsenham, this three bedroom detached house, situated in a quiet cul-de-sac location, offers open plan living for a family who want the benefit of excellent local schools, close to local amenities, playground and transport links. The property, which was built in 2017 and enjoys a quiet, corner plot, offers modern stylish features throughout including Amtico flooring and a bespoke kitchen with a range of high gloss wall and base units and integrated appliances. On the ground floor the entrance hallway gives access to the main reception area with sliding barn-style wooden doors that lead into the kitchen/dining room. Double patio doors lead into the garden. Also on the ground floor is the guest cloakroom and under stairs storage area.

On the first floor are three good sized bedrooms, one of which enjoys an en suite shower room, plus family bathroom and large storage cupboard housing water tank.

The driveway leads to a single attached garage. Side access to the rear garden is located to the side of the garage. Due to the property's cul-de-sac location, an additional parking space to the front of the property is available on a shared basis.

The rear garden enjoys a patio area perfect for outside dining and is mostly laid to lawn providing a perfect blank canvas. A viewing of this smart family home is highly recommended to appreciate all that it has to offer.

### Location

The property is located in the centre of Elsenham village, which has a small selection of shops, pub, GP surgery, golf club and a railway station with connections to London Liverpool Street. Elsenham is just three miles from the village of Stansted Mountfitchet with a further selection of shops, secondary school, tea rooms and restaurants. In addition, the nearby market town of Bishop's Stortford provides excellent shopping and sporting facilities, schooling for all ages from both the private and state sectors including Bishop's Stortford College and Hockerill Anglo European School. There are good transport links by road via the A10 and M11 and mainline railway direct lines to London Liverpool Street station and Cambridge. International travel can be easily accessed via Stansted and Luton Airports.



## Directions

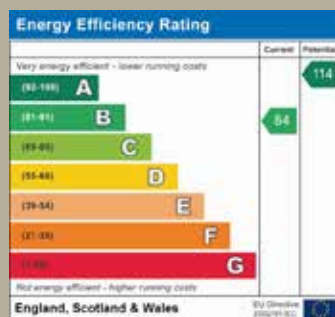
From our North Street offices in Bishop's Stortford, proceed along the B1004 until reaching the roundabout at the Mountbatten restaurant. Take the second exit and continue on this road until the junction. Turn left and continue into the village of Stansted Mountfitchet. At the brow of the hill turn right at the monument onto Chapel Hill, at the bottom of the hill turn into Lower Street. At the traffic lights fork right up Grove Hill and follow the B1051 which will take you into Elsenham. Turn right onto Franklin Drive. Palmer Close will be found on the left.

## Energy Performance

A copy of the full Energy Performance Certificate is available upon request.

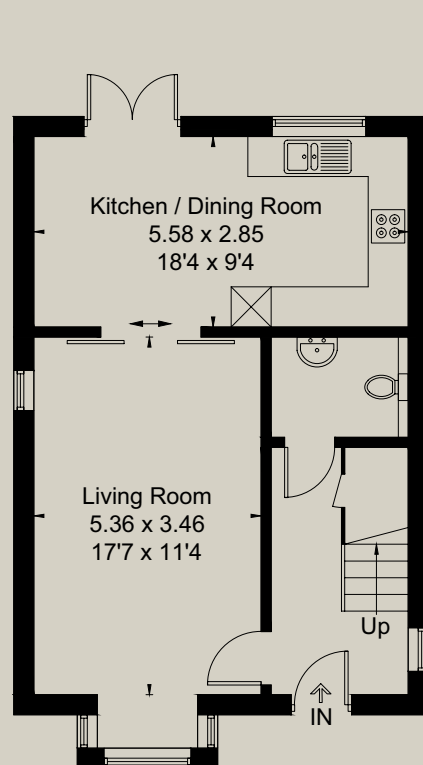
## Viewing

Strictly by appointment with Savills.

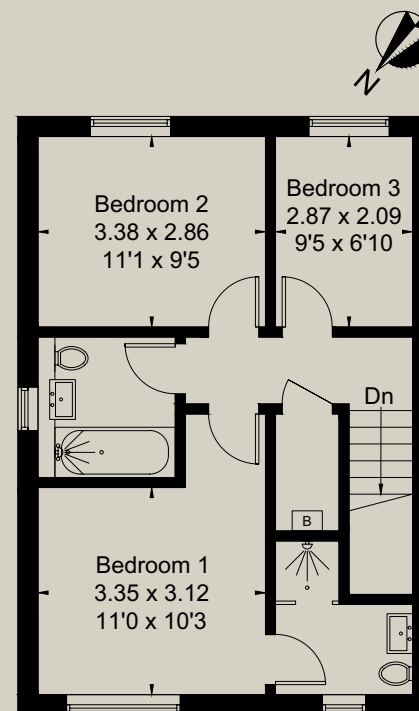


## FLOORPLANS

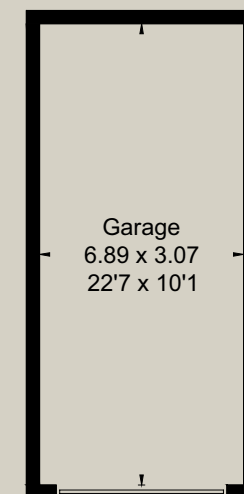
Gross Internal Area (approx) = 95.1 sq m / 1024 sq ft  
 Garage = 21 sq m / 226 sq ft  
 Total = 116.1 sq m / 1250 sq ft



Ground Floor



First Floor



(Not Shown In Actual Location / Orientation)

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## Savills Bishop's Stortford

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