

ELVET AVENUE,  
GIDEA PARK

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



New build four bedroom house | Energy Efficient "B" rating | 10 year new build premier warranty | Office / study | Master bedroom with en suite and balcony | Private cul de sac location | Allocated car park space | 1,544 sq.ft. living accommodation | Underfloor heating throughout | Front, side and rear gardens | Gidea Park Elizabeth Line 0.2 miles

**Guide Price**  
**£700,000**



This brand new development located in Elvet Avenue is finished to the highest order, presenting only three available dwellings built by the award winning EJ Taylors Builders, family run since 1963 and back to back winners of the national house builder of the year 2021 and 2022 respectively. Offering a 10 year build warranty on each home, this house on Elvet Avenue presents modern multi floor luxury living conveniently located to rail / underground links, the David Lloyd Centre and the convenient A12 and A127 and the popular leafy Haynes Park.

#### JUST MOVE STRAIGHT IN - CHAIN FREE

Arguably one of the highest finishes you will find a new home development in the area.

Offering three floor accommodation this 4 bedroom end of terrace home is an energy efficient dream house to run, with underfloor heating throughout and state of the art air source heat pump technology - NO pipes, no boilers, no emissions, no radiators - no fossil fuels - GO GREEN. Air source heat pump technology allows you to reduce your carbon emissions heating your home and water for considerably cheaper! Residential heat pumps provide a number of beneficial factors for the house - including saving money on energy costs and reducing your carbon footprint.

## Bespoke Property Inclusions

- \* Brick - TBS Mystique
- \* Air source heat pump - Mitsubishi Eco Dan
- \* Front Entrance door - VELFAC - Composite construction front door, multi point security locking system, anthracite grey finish
- \* Roof - State of the art in architectural design Rheinzink pre - weathered Zinc roofing system
- \* Kitchen Appliances - Integrated Bosch kitchen appliances through-out the kitchen
- \* Kitchen - Paula Rosa Manhattan kitchen
- \* Kitchen work surface - Paula Rosa Manhattan solid Quartz worktop
- \* Flooring - Reeve woodlands engineered hard wood flooring with "Nuheat" underfloor heating throughout
- \* Windows - VELFAC Aluminium Timber Framed "A" rated Double Glazed Windows
- \* Alarm - Rhyno Intruder security alarm system
- \* Brickslips - Bespoke glazed green brick slips

Ground floor accommodation - Lobby with storage, integrated kitchen, guest cloakroom, living/dining room and understairs storage area. The quality finishes include hard wood staircase and subtle handrail.

On the first floor - Two double bedrooms both served by a family bathroom and further storage cupboard. There is also an office / study room.

The top floor - Two double bedrooms, one being the master bedroom with full width bespoke balcony, and a family bathroom.

Private Garden - mainly laid to lawn with composite decking area, outside tap, power point and lights.

Front - Private garden, 1 allocated parking space. Gated, plum stoned courtyard. Outside lights.

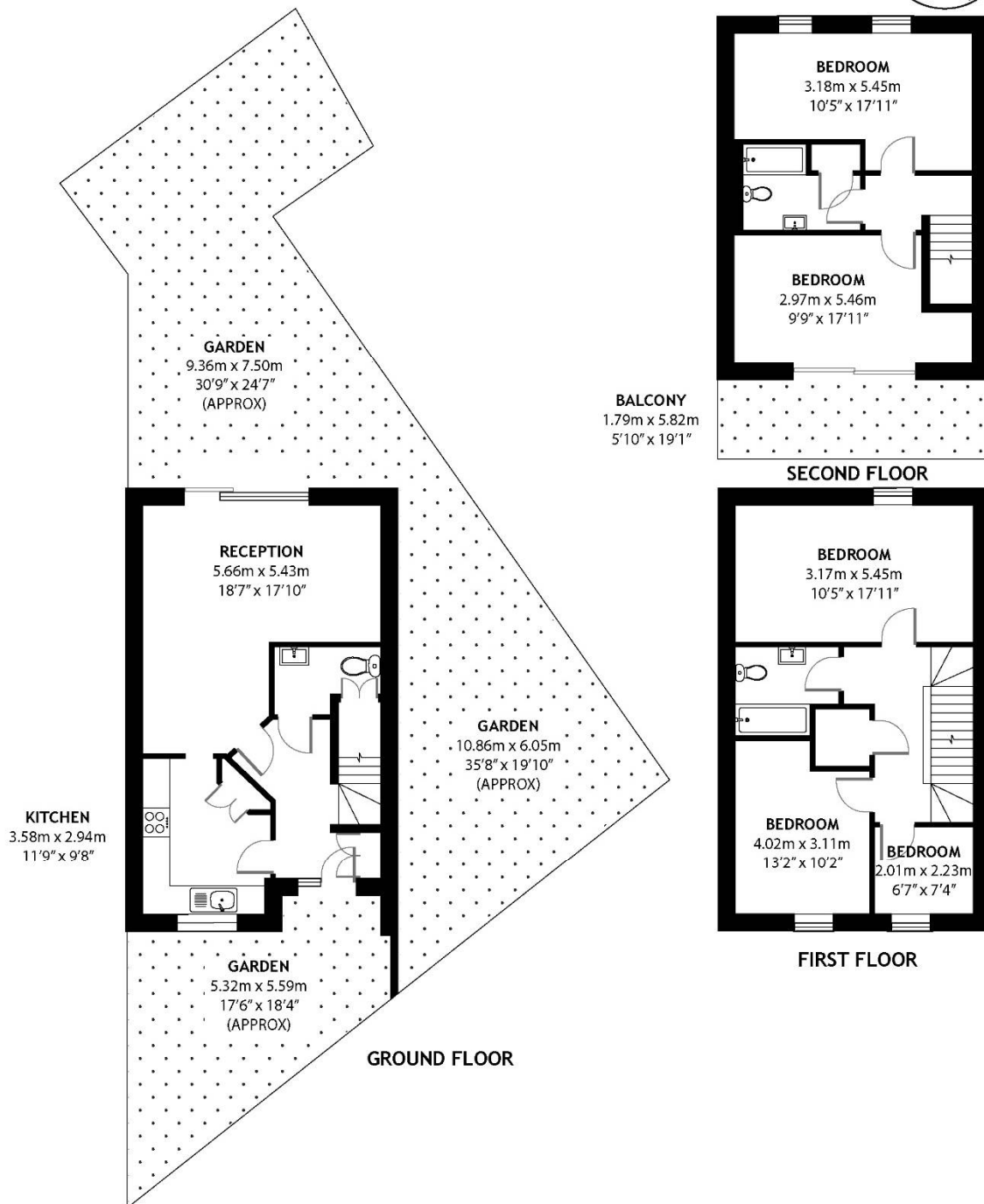
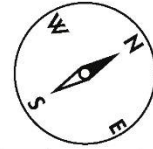
Communal - bike rack, bespoke cul-de-sac street lighting, visitor parking.

Elvet Avenue is in close proximity to the vibrant restaurants Kevan Kitchen, bars, Haynes Park with its tennis courts and Ofsted rated Ardleigh Green Primary School, Squirrels Heath Primary School and Emerson Park secondary school. Elvet Avenue is ideally located just off the A127, with convenient access to London as well as Chelmsford and Colchester. The M25 is a mere 3 miles away. Or might you decide the City is where you want to be Gidea Park to Liverpool Street is approximately 30 minutes on the Elizabeth Line.



# ELVET AVENUE RM2

Approximate Gross Internal Area  
143.42 m<sup>2</sup> / 1543.77 sq<sup>ft</sup>



Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures and data shown are an approximate interpretation for illustrative purposes only. Liability for errors, omissions or misstatement through negligence or otherwise is hereby excluded.

Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract. Details Prepared on 17th November, 2022