



3 Blossom Hill Drive, Henham
CM22 6BU



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

3 Blossom Hill Drive

Henham | Essex | CM22 6BU

Offers Over £600,000

- A 4 bedroom, link detached family home
- Dual aspect, kitchen/dining room
- Triple aspect sitting room
- Principal bedroom with ensuite bathroom
- Landscaped, part walled rear garden
- Off street parking & garage
- Located on the outskirts of this popular village
- Remainder of the NHBC warranty
- Council Tax Band: E
- EPC: B

The Property

This attractive four bedroom, link detached home is located in a small, modern development in the popular village of Henham. The eight-year-old, Crest Nicholson built family home boasts bright, spacious accommodation, off street parking and garage.

The setting

Henham is a well-regarded North Essex village with its local primary school, church, public house, village shop and Post Office which is run by volunteers. There is also a farm and coffee shop and a gym. Henham lies about 7 miles from the market town of Bishop's Stortford, which provides a more comprehensive range of social, recreational and educational facilities, as well as access to the M11 motorway on the outskirts of the town linking London, the M25 and the north. There is a mainline railway station at Bishop's Stortford, providing a regular commuter service to London's Liverpool Street. The nearest mainline station to the village is at Elsenham.

The Accommodation

In detail, the property comprises of a good size entrance hall with stairs rising to the first floor, understair storage cupboard and door to the cloakroom. Comprising WC, wash hand basin and window to the front aspect. The spacious sitting room is filled with natural light from the bay window to front, windows to the side and french doors to the rear. A particular feature is the fireplace with log (dual fuel) burning stove, the French doors lead onto the garden and patio area. The dual aspect kitchen is fitted with a modern range of base and eye level units with complimentary work surface





over and inset stainless steel sink. Integrated appliances include a double oven, inset ceramic hob with extractor fan over and glass splash back, fridge/freezer, dishwasher and washing machine.

The good size landing has a window to the front aspect, built-in airing cupboard and doors leading to the four bedrooms and family bathroom. Bedroom 1 is a double bedroom with fitted wardrobes, window to the front aspect, access to loft space and door to ensuite bathroom. Comprising WC, wash hand basin, panelled bath with shower attachment over, double shower cubicle and heated towel rail. Bedroom 2 is a dual aspect, double bedroom. Bedroom 3 is a good size with window to rear aspect. Bedroom 4 is a good size with window to rear aspect.

The family bathroom comprises a panelled bath with handheld, wall mounted shower to one side, separate double shower cubical, wash hand basin, WC and heated towel rail.

Outside

To the front of the property is a paved driveway providing off street parking for one vehicle, leading to the single garage with up and over door. The remainder of the front garden is laid to lawn with flower beds and a paved pathway leading



up to the front door. To the rear of the property is a superb, secluded garden laid mainly to lawn with paved patio area, flower bed borders and part timber fence, part brick wall surround.

Services

All mains services are connected.

Local Authority

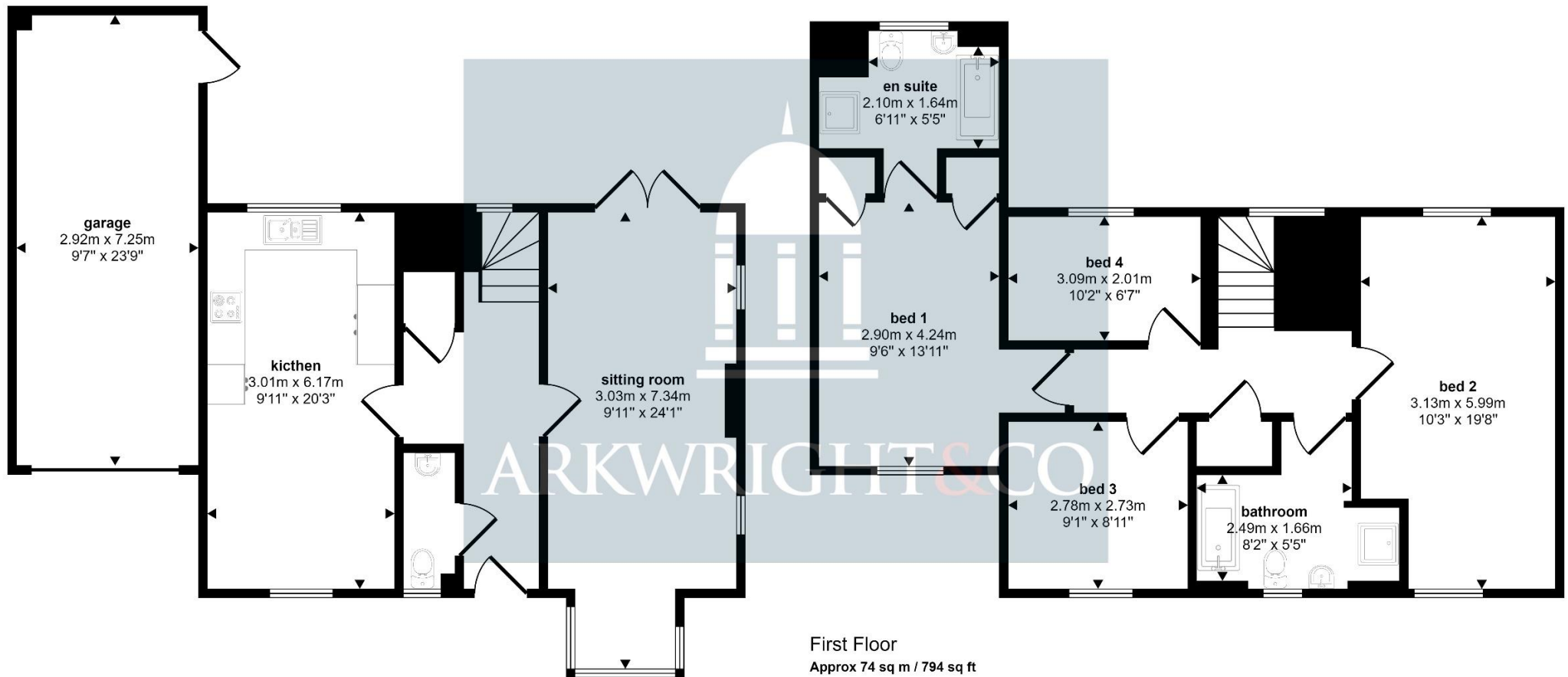
Uttlesford District Council

Agents Note

Service Charge £245 p.a.



Approx Gross Internal Area
150 sq m / 1610 sq ft



Ground Floor
Approx 76 sq m / 816 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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