



Vernons Close, Henham, CM22 6AE

CHEFFINS

Vernons Close

Henham,
CM22 6AE

- Detached home
- Well-proportioned living accommodation
- Sitting room with log burner
- Three bedrooms
- Garage/studio & garden office
- Ample off-street parking

A spacious three bedroom detached family home situated in a popular residential location. The property offers bright and well-proportioned accommodation throughout, together with ample off-street parking, garden office and garage/studio.



Guide Price £490,000





LOCATION

Henham is a well regarded village with a number of fine period properties, village shop/post office, public house, parish church and a highly regarded primary and nursery school. The village is well located for access to the A120 and M11 road networks with a mainline station at Elsenham (2 miles) providing fast access to Cambridge to London Liverpool Street line. Stansted International Airport is approx 5 miles.

GROUND FLOOR

ENTRANCE PORCH

Entrance door with adjoining double glazed panel, built-in storage cupboard and door to:

SITTING ROOM

Large double glazed window to the front aspect, inset log burner with a stone hearth and doors to:

FAMILY/DINING ROOM

Double glazed window to the side aspect and patio doors leading to the rear garden. Staircase rising to the first floor and door to:

KITCHEN

Double glazed window to the rear aspect and double glazed door to the outside space. Fitted with a range of base and eye level units with worktop space and tiled splashbacks, stainless steel sink unit, four ring induction hob with extractor hood above, built-in conventional oven, space for free-standing fridge freezer and space and plumbing for dishwasher and washing machine.

FIRST FLOOR

LANDING

Double glazed window to the side aspect and doors to adjoining rooms.

BEDROOM 1

Double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the rear aspect overlooking the garden and built-in storage cupboards and airing cupboard.

BEDROOM 3

Double glazed window to the front aspect.

BATHROOM

Suite comprising panelled bath with electric shower over, ceramic wash basin and low level WC. Obscure double glazed window to the rear aspect.

OUTSIDE

To the front of the property there is a shingled driveway and garden predominantly laid to lawn with a small patio and shrubs bordering. There is side access to the rear garden which is predominantly laid to lawn with paved terrace and garden office. The garden is enclosed by close board fencing.

GARAGE/STUDIO

Up and over door, personal door to the side aspect and power and lighting connected. Currently used as a studio.

GARDEN OFFICE

Power and lighting connected.

AGENT'S NOTES

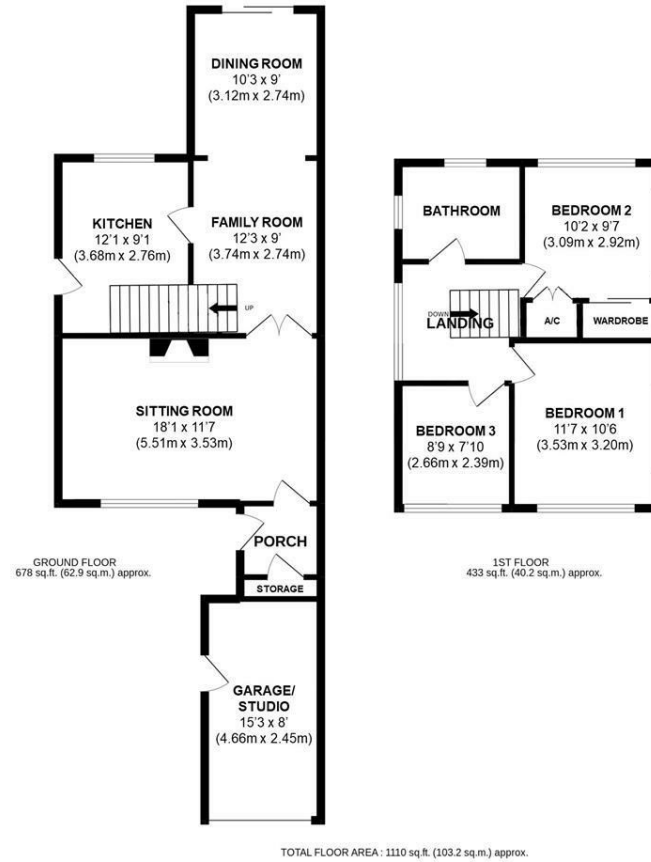
- Tenure - Freehold
 - Annual Service Charge - £300 private road fee
 - Service Charge Review Period - Annual
 - Council Tax Band - D
 - Property Type - Detached house
 - Property Construction - Brick with tiled roof
 - Number & Types of Room - Please refer to the floorplan
 - Square Footage - 1,110 sqft
 - Parking - Driveway
- ### UTILITIES/SERVICES
- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Heating - Mains gas
 - Broadband - FTTC
 - Mobile Signal/Coverage - OK

VIEWINGS

By appointment through the Agents.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	55	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Guide Price £490,000

Tenure - Freehold

Council Tax Band - D

Local Authority - Uttlesford

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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.