



Old Mead Road, Henham, CM22 6YQ

CHEFFINS

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Henham, Bishop's Stortford,
CM22 6YQ

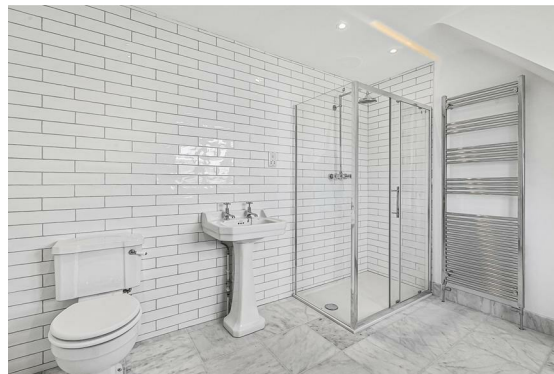
- High specification new home
- Excellent eco-credentials
- Air source heating & hot water
- Walking distance to a mainline station
- Ample off-street parking
- 10 Year build warranty

A substantial three bedroom new home situated in an idyllic village location with pleasant views over adjoining paddocks and walking distance to a mainline station. The property enjoys well-proportioned accommodation and exceptional craftsmanship throughout.



Guide Price £850,000





LOCATION

Henham, one of the most sought after villages in Essex provides an excellent array of local facilities including a public house, parish church, shop, post office, gym, tennis club and local primary school. A mainline railway station is readily available at the nearby village of Elsenham. In addition, Audley End and Stansted Mountfitchet stations both offer fast commuter services to London's Liverpool Street and Cambridge. The larger village of Stansted provides further day to day shopping facilities and schooling for all ages. The market towns of Bishops Stortford and Saffron Walden offer excellent shopping and sporting facilities plus schooling. Access is available to the M11 on the outskirts of Bishop's Stortford and the A1 and Cambridge to the North and the M25 and London to the South.

GROUND FLOOR

ENTRANCE HALL

Entrance door, double glazed window to the rear aspect and oak herringbone flooring which extends to the adjoining reception rooms. Staircase rising to the first floor and built-in coats cupboard.

SITTING ROOM

Double glazed window to the front aspect and double glazed bi-folding doors to the rear aspect.

STUDY/BEDROOM 4

Double glazed window to the front aspect.

CLOAKROOM

Comprising pedestal wash basin, low level WC, heated towel rail and marble tiled flooring.

KITCHEN/DINING ROOM

Fitted with a range of base and eye level units with worktop space over, sink unit, induction hob with extractor, electric double oven, combi microwave, integrated dishwasher and space for fridge freezer. Limestone tiled flooring, double glazed windows to both side aspects and bi-folding doors to the rear aspect. Door to:

UTILITY ROOM

Fitted with base and eye level units, sink, space and plumbing for washing machine, limestone tiled flooring and double glazed door to the side aspect.

FIRST FLOOR

LANDING

A spacious landing with room for a study area. Obscure double glazed window to the side aspect, two built-in storage cupboard, access to the loft space and doors to adjoining rooms.

BEDROOM 1

Dressing area with fitted wardrobes and double glazed window to the rear aspect. The bedroom has double glazed windows to the front and rear aspects. Door to:

EN SUITE

Comprising pedestal wash basin, low level WC, shower enclosure, heated towel rail, marble tiled flooring and obscure double glazed window to the front aspect.

BEDROOM 2

Double glazed window to the front aspect.

BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath with shower attachment, marble tiled flooring and Velux window.

BEDROOM 3

Double glazed window to the rear aspect.

OUTSIDE

The front garden is predominantly laid to lawn with a driveway providing off-street parking and an EV

charging point. There is gated side access to the rear garden which is predominantly laid to lawn with a paved terrace for al fresco entertaining.

AGENT'S NOTES

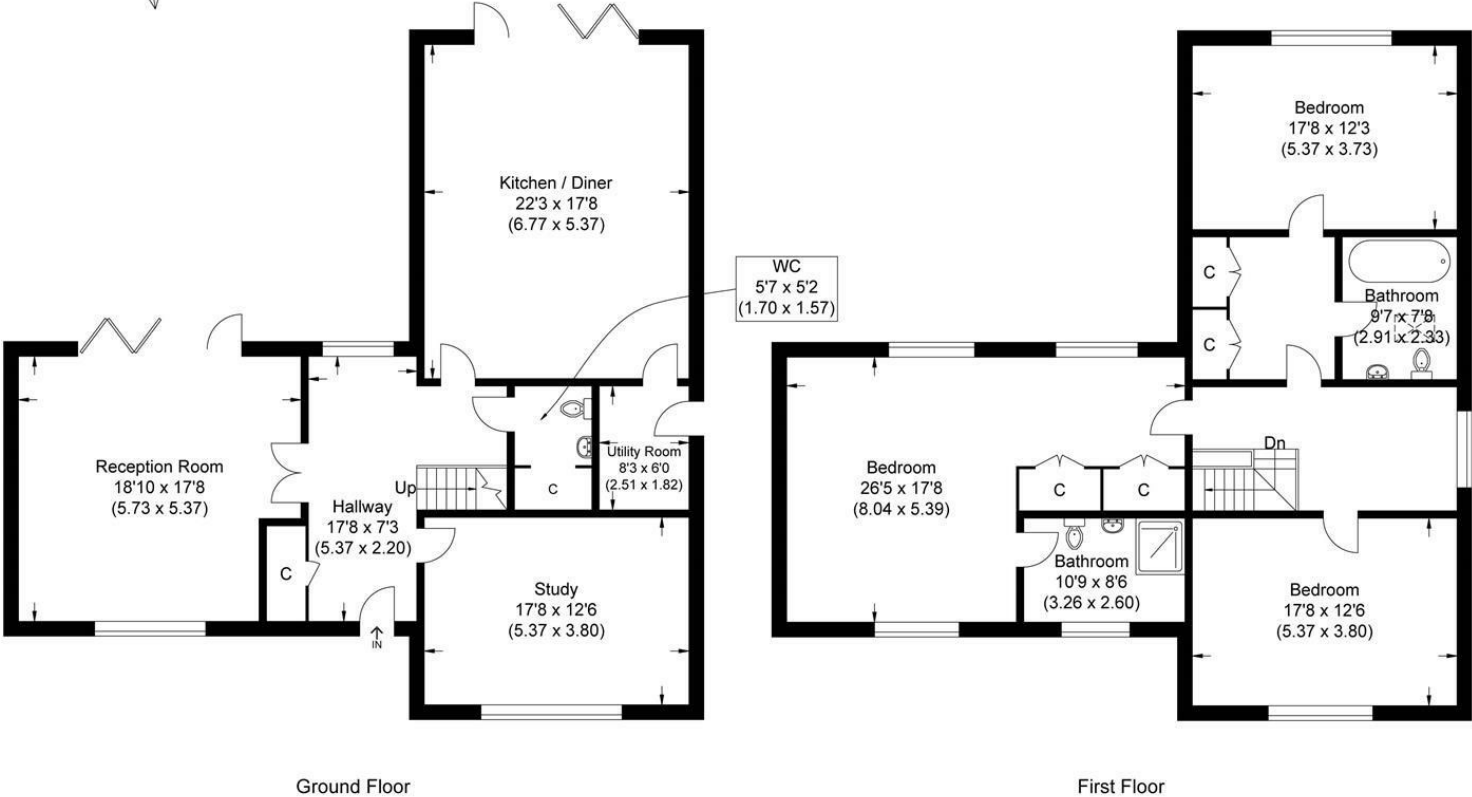
- Tenure - Freehold
 - Annual Service Charge - To be confirmed
 - Service Charge Review Period - To be confirmed
 - Council Tax Band - To be reviewed
 - Property Type - Detached new house
 - Property Construction - Brick with tiled roof
 - Number & Types of Room - Please refer to the floorplan
 - Square Footage - 2,498.30 sqft
 - Parking - Driveway
- ### UTILITIES/SERVICES
- Electric Supply - Mains
 - Water Supply - Mains
 - Sewerage - Mains
 - Heating - Air source heat pump
 - Broadband - Fibre to the Property
 - Mobile Signal/Coverage - OK
 - Accessibility / Adaptations - Mobility thresholds

VIEWINGS

By appointment through the Agents.



Approximate Gross Internal Area
232.10 sq m / 2498.30 sq ft



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	90 90
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Guide Price £850,000
Tenure - Freehold
Council Tax Band - New Build
Local Authority - Uttlesford

Illustration for identification purposes only, measurements are approximate, not to scale.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | cheffins.co.uk



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.