



40 Hales Barn Road, Haverhill, CB9 9SE

£300,000

- Stylish three-storey townhouse
- Three generous bedrooms
- Bi-fold doors to garden
- Bath-style mews setting
- Two spacious reception rooms
- En-suite to main bedroom
- Cambridge side of town
- Modern kitchen with range cooker
- Garage plus parking

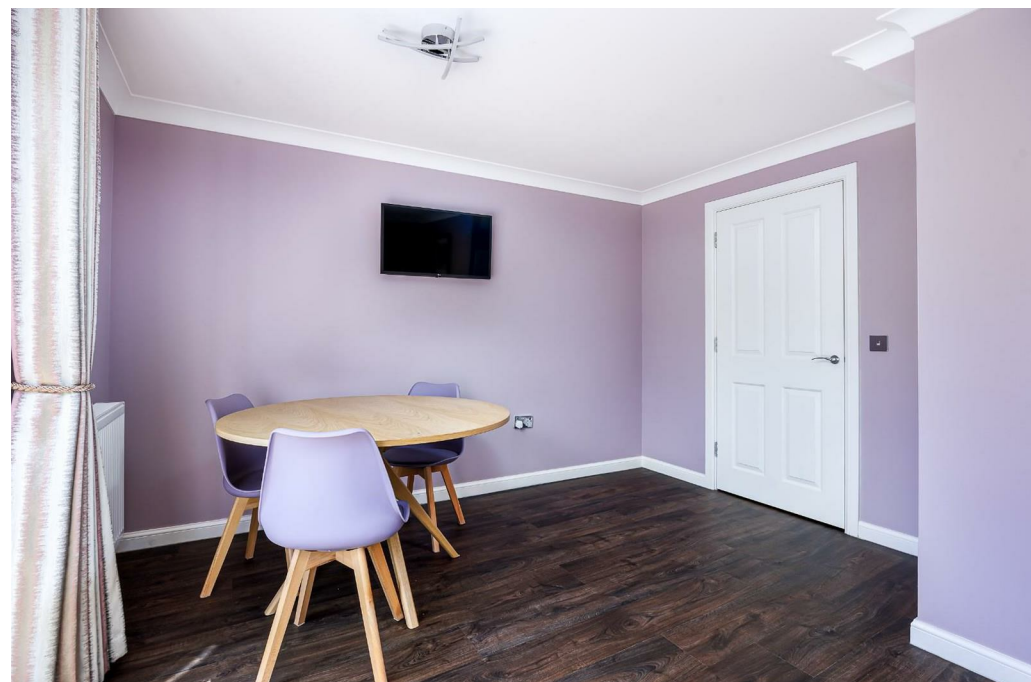
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ELEGANT THREE-STOREY TOWNHOUSE IN SOUGHT-AFTER MEWS SETTING – CAMBRIDGE SIDE OF TOWN

Tucked away within a charming Bath-style mews, this beautifully presented three-bedroom townhouse offers versatile living across three spacious floors. With two generous reception rooms, a stylish kitchen/breakfast room, and bi-folding doors opening onto a private garden, this home is perfect for modern family life and entertaining. Ideally positioned on the ever-popular Cambridge side of town, the property also benefits from garage and parking, creating a rare blend of character, space and convenience.



Council Tax Band: C



Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

Accommodation Comprises:

Ground Floor

Part-glazed composite entrance door opening to:

Hallway:

Spacious entrance hall with built-in storage cupboard, stairs rising to the first floor, radiator, and durable LVT flooring. Doors lead to:

Ground Floor Cloakroom:

Finished with inset ceiling lighting and part-tiled walls, this handy cloakroom includes a low-level WC, modern vanity unit with wash hand basin, radiator, and matching LVT flooring.

Kitchen/Breakfast Room 12'6 x 9'4 (3.81m x 2.84m):

A well-appointed kitchen to the front of the home featuring a UPVC double glazed window, inset ceiling lighting, and a generous range of wall and base units with worktops over. A 1½ bowl stainless steel sink sits beneath the window, complemented by a six-ring gas range

cooker with stainless steel extractor hood. Integrated appliances include a washing machine and dishwasher. Finished with tiled flooring and a radiator.

Family Room/Dining Room 14'9 x 11'4 (4.5m x 3.45m):

A fantastic open-plan space with bi-folding doors leading directly out to the rear garden. Includes a built-in storage cupboard, two radiators, and stylish LVT flooring—perfect for family living and entertaining.

First Floor

Landing:

Stairs to the second floor, radiator, and doors to:

Lounge 16'4 x 13'6 (4.98m x 4.11m):

An impressive and light-filled reception room with twin UPVC double glazed French doors to the front, a feature fireplace creating a focal point, and two radiators.

Bedroom Three 15'3 x 8'8 (4.65m x 2.64m):

A generous double bedroom enjoying two rear-facing UPVC windows and a radiator.

Second Floor

Landing:

Provides access to the loft and airing cupboard. Doors to:

Master Bedroom 13'2 x 9'8 (4.01m x 2.95m):

A spacious principal bedroom with twin UPVC double glazed windows to the front, triple built-in wardrobes, and a radiator. Door to:

En-Suite Shower Room:

Modern and well-finished with inset ceiling lighting and part-tiled walls. Comprises a low-level WC, vanity wash hand basin, walk-in shower with glazed sliding doors and tiled surround, extractor fan, and chrome ladder-style radiator.

Bedroom Two 15'1 x 8'6 (4.6m x 2.59m):

Another excellent double bedroom, featuring two UPVC double glazed windows to the rear, built-in wardrobe, and radiator.

Family Bathroom:

Fully tiled and fitted with a white suite comprising low-level WC, pedestal wash hand basin,

and panelled bath with mixer tap and shower attachment over. Inset lighting and radiator complete the room.

EXTERIOR

Front:

Pathway leads to the front entrance, with low-maintenance frontage.

Rear Garden:

A private, enclosed garden with timber fenced boundaries, mainly laid to lawn with a paved patio—ideal for outdoor dining. Gated pedestrian access leads to:

Garage & Parking:

Single garage with up-and-over door, parking space in front, and useful under-eaves storage.

Viewings

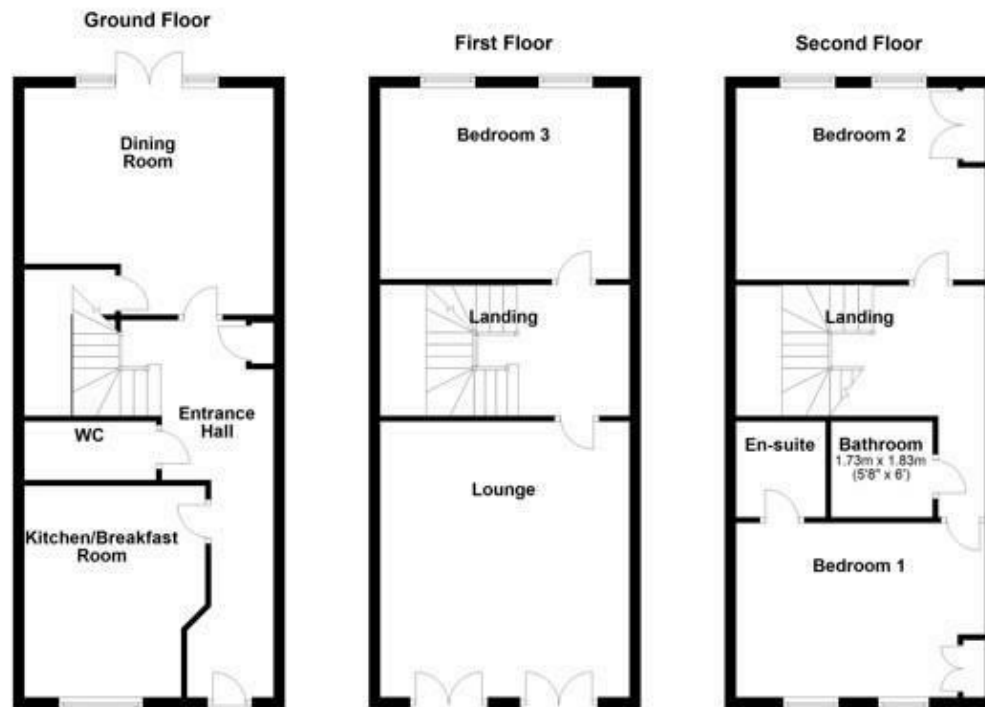
By appointment with the agents.

Special Notes

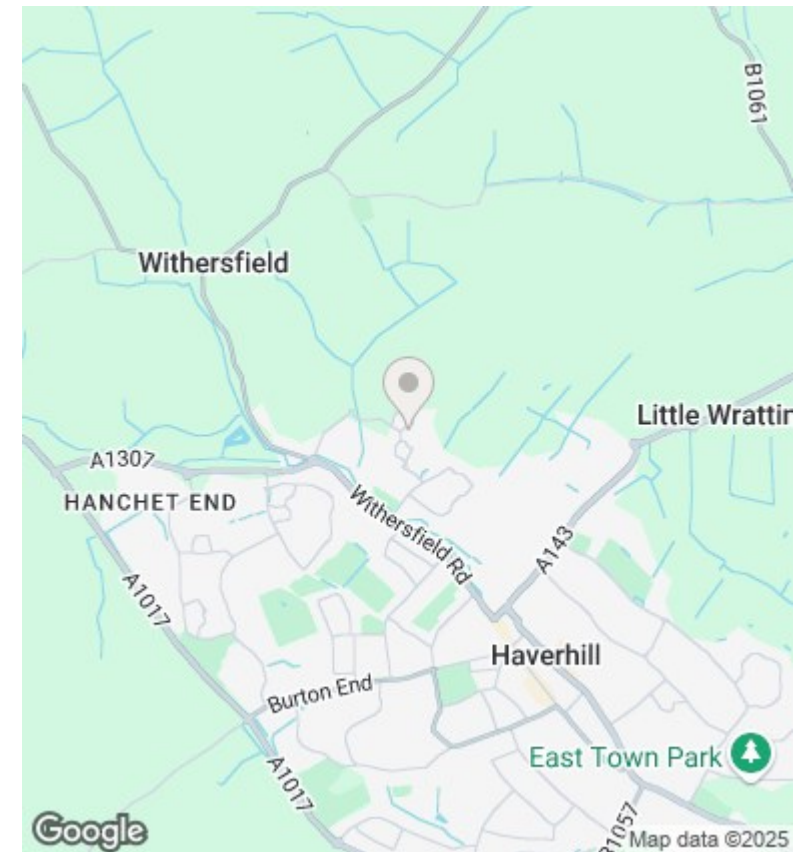
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown.
Plan produced using PlanIt.




Directions

2 Rosefinch Close, Haverhill, Suffolk, CB9 0JS
01440 712221

Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

Council Tax Band

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 

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