



Henderson Close, Haverhill, CB9 7SU



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Haverhill,
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- Cambridge Side Of Town
- Three Reception Rooms
- Garage & Driveway
- Re Fitted Kitchen
- Re Fitted Bathroom
- Beautifully Presented
- Landscaped Gardens
- Gas Central Heating

Beautifully presented Four bedroom detached family home that has been vastly improved by the current owners situated on a quiet cul de sac on the sought after Cambridge side of town. The property has good sized accommodation with three reception rooms. SECURED ONWARD CHAIN. (EPC Rating TBC)

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Guide Price £419,995





LOCATION

Haverhill:

Haverhill is a thriving and popular market town, the fastest growing in Suffolk, and is one of the most convenient towns for access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive) and the M11 corridor. There is a mainline rail station at Audley End (12 miles) direct in to London Liverpool Street.

Despite its excellent road links, Haverhill remains a relatively affordable place to buy and rent a property. Continuing private and public investment into the town provides it with growing residential, commercial and leisure facilities.

Current facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, a well-respected 18 hole golf course, a comprehensive nursery and schooling system, a well used sports centre with all weather pitches, gymnasia, churches of various denominations and much more. The town centre is attracting a growing number of national chains and there is also a town centre multiplex cinema complex with associated eateries

ENTRANCE HALL Stairs to first floor, under stair storage, modern radiator, oak veneers door to:

DOWNSTAIRS WC Double glazed window to side. Suite comprising WC, vanity unit with wash basin, heated towel radiator, solid wood flooring, oak veneer door.

LOUNGE 14' 9" x 11' 6" (4.5m x 3.53m) Double glazed patio door to garden, two radiators, oak veneer door, gas fire.

DINING ROOM 11' 6" x 8' 7" (3.53m x 2.62m) Double glazed window to front aspect, radiator, oak veneer door.

STUDY 8' 7" x 6' 7" (2.64m x 2.03m) Double glazed window to front aspect, radiator, oak veneer door.

KITCHEN/BREAKFAST ROOM 16' 8" x 8' 7" (5.1m x 2.62m) Double glazed window to rear. An excellent re fitted kitchen with a range of base & eye level units with worktops over, inset sink & drainer, integral washing machine & dishwasher. Integrated four ring gas hob with extractor hood above, built in double oven, wall mounted gas boiler, inset spotlights, karndean flooring, kick board heater, door to rear garden, radiator.

LANDING Airing cupboard, arch designed window to side, loft access, radiator.

BEDROOM ONE 12' 2" x 9' 6" (3.71m x 2.92m)

Double glazed window to rear, wardrobes, radiator, door to:

ENSUITE SHOWER ROOM Double glazed window to side aspect. Suite comprising shower cubicle, WC, vanity unit with wash basin, ladder radiator, laminate flooring.

BEDROOM TWO 12' 9" x 8' 5" (3.89m x 2.57m) Double glazed window to front, radiator.

BEDROOM THREE 10' 7" x 7' 6" (3.25m x 2.29m) Double glazed window to front, radiator.

BEDROOM FOUR 8' 5" x 8' 2" (2.57m x 2.51m) Double glazed window to rear, radiator.

BATHROOM Double glazed window to rear. four piece suite Suite comprising panel bath with shower over. WC, vanity unit with wash basin, , shower with tiled walls, heated towel rail.

OUTSIDE

Front: Situated in the corner of a quiet cul de sac the property has mature shrub gardens with driveway leading to garage.

Rear: Established gardens with an array of flowers and mature shrubs, the gardens are mainly laid to lawn with patio and greenhouse.

Garage: Up and over door, rear access door,

power and light connected.

MATERIAL INFORMATION

Freehold
Council Tax D
West Suffolk Council

AGENTS NOTES

1. None of the fixtures and fittings are included in the sale unless specifically mentioned in these particulars.
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.
3. Any floor plans are for the purpose of a service to our customers and are intended to be a guide to the layout only. Any floor plans are not to scale and their accuracy cannot be guaranteed.
4. These particulars are believed to be correct but their strict accuracy is not guaranteed neither do they constitute an offer or contract. Dimensions shown have been measured in imperial units and are approximate to within +/-3" with the metric dimensions being automatic conversions from the imperial dimensions.

VIEWINGS

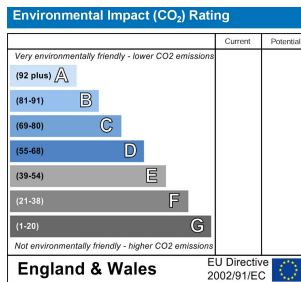
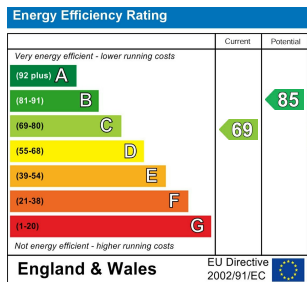
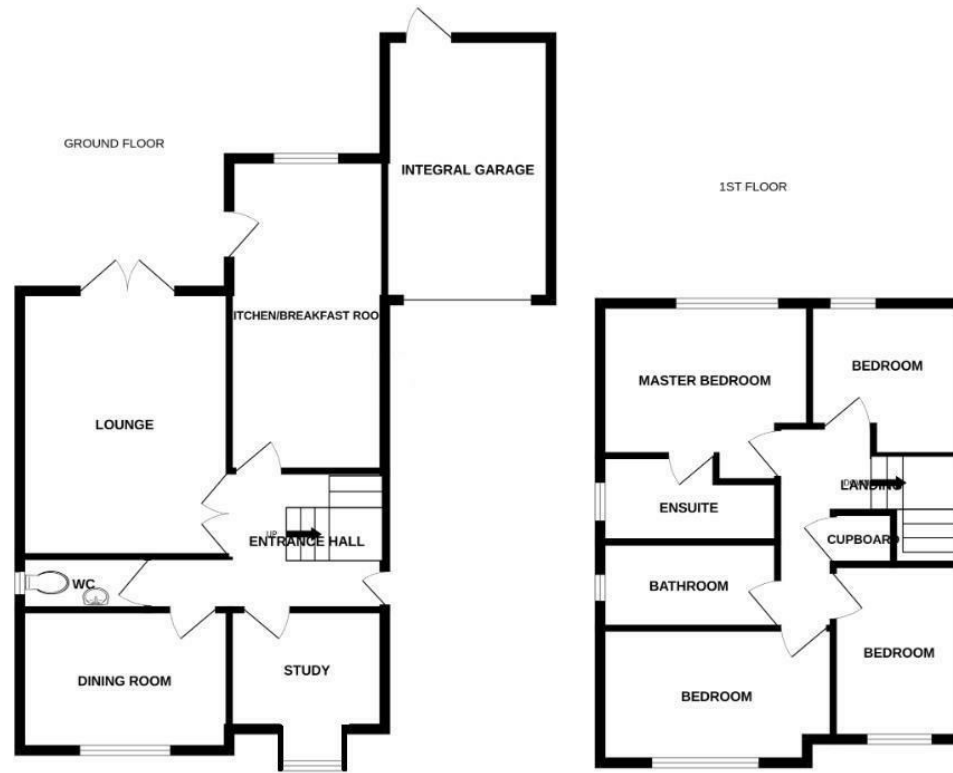
Strictly by appointment with the Agents.











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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.

