



Henderson Close, Haverhill, CB9 7SU

CHEFFINS

Henderson Close

Haverhill,
CB9 7SU

- Cambridge Side Of Town
- Cul De Sac Location
- Dining Room
- Kitchen / Breakfast Room
- Master Bedroom With Ensuite
- Garage & Driveway
- Additional Bloc Paved Driveway To Front
- No Onward Chain

A beautifully presented four bedroom detached house situated on the Cambridge side of town. The property is situated in a quiet cul de sac and benefits from many fine features including a dining room, master bedroom with en suite facilities, parking for at least four vehicles and single garage. Offered for sale with no onward chain EPC RATING D

4 2 2



Guide Price £400,000



LOCATION

Haverhill is a thriving and popular market town 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, gymnasias, 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 Built in storage cupboard under the stairs, laminate flooring, radiator, double doors opening into dining room, stairs to landing.

WC Re-fitted, top mounted basin on base cabinet, back to wall toilet with concealed cistern, two wall mounted storage cupboards. Vinyl flooring, radiator and light., window to front, radiator.

KITCHEN 15' 4" x 7' 10" (4.67m x 2.39m) Fitted kitchen comprising range of matching wall and base units with work surfaces over, one and half bowl sink unit with mixer taps over, four ring gas hob, built in eye level ovens, integral fridge freezer, extractor canopy hood over hob, plumbing for washing machine and dishwasher (washing machine and dishwasher to remain), wall mounted gas boiler, door and window to side access, window to rear, radiator.

DINING ROOM 10' 2" x 8' 4" (3.1m x 2.54m) Window to rear, radiator, (white cabinets to remain) double doors.

LOUNGE 19' 4" x 10' 7" (5.89m x 3.23m) Patio doors opening into conservatory, window to front, two radiators.

CONSERVATORY French doors opening onto landscaped gardens, radiator.

LANDING Loft hatch, window to front. Decorative light to remain.

BEDROOM ONE 12' 3" x 10' 3" (3.73m x 3.12m) max measurement, two fitted wardrobes, window to rear, radiator.

ENSUITE Currently under refurbishment but will comprise of a low level WC, wash hand basin, shower cubicle with shower over, window to side, extractor fan & light.

BATHROOM 8' 2" x 7' 0" (2.49m x 2.13m) max measurement, recently re-fitted suite comprising low level WC, side panelled bath with shower over mixer taps, wash hand basin, storage unit, airing cupboard, window to front, radiator.

BEDROOM TWO 10' 11" x 8' 10" (3.33m x 2.69m) Window to front, radiator.

BEDROOM THREE 10' 4" x 8' 8" (3.15m x 2.64m) increasing to 10'11 window to rear, radiator.

BEDROOM FOUR 7' 1" x 6' 7" (2.16m x 2.01m) Window to rear, radiator.

OUTSIDE Bloc paved driveway with ample space for one car with further parking for up to three more on the driveway leading to a single garage with up and over door and power and LED lighting and storage floor in the roof space. Two storage cabinets to remain.

The rear garden is well presented with a west facing ideal for enjoying the evening sun. There is an immediate paved stone patio area with good privacy providing an area for seating an entertaining with the remaining garden laid to lawn with flower beds, with side gated access to both sides of the house. A durable and secure storage shed is to remain. Flood light and outside tap.

AGENTS NOTE

Tenure - Freehold

Council Tax Band - D

Property Type - Detached

Property Construction - Brick with tiled roof

Number & Types of Room - Please refer to floor plan

Square Footage 1065 sq ft

Parking & garage - Single garage and parking for several vehicles

Utilities

Electric Supply - Mains supply

Water Supply - Mains supply

Sewerage - Mains supply

Heating - Gas central heating to radiators.

Broadband - Ultrafast Full Fibre broadband to the cabinet

Mobile Signal/Coverage - Good

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.





GROUND FLOOR
APPROX. FLOOR
AREA 592 SQ. FT.
(55.0 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 498 SQ. FT.
(46.3 SQ.M.)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(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 £400,000

Tenure - Freehold

Council Tax Band - D

Local Authority - West Suffolk



CHEFFINS

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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.