



Henry Close, Haverhill, CB9 9PU

**CHEFFINS**

# Henry Close

Haverhill,  
CB9 9PU

6 3 2

**Guide Price £495,000**

- Five / Six Bedrooms
- Two En Suite Shower Rooms
- Dining Room
- Generous Sitting Room
- Excellent Commuting Distance To Cambridge
- Deceptively Spacious Garden
- Freehold
- Council Tax Band E

An extremely generous and versatile double fronted property occupying a cul de sac location which is conveniently located within proximity to the A1307 and commuting distance to the city of Cambridge. The property benefits from my fine features including a generous master suite, five / six bedrooms and a deceptively spacious garden. (EPC Rating C)





## 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 to provides it with growing residential, commercial and leisure facilities. Currently facilities include High Street shopping with a popular twice weekly market, out of town shopping, public houses, cafes, restaurants, social clubs and hotels, snooker and ten-pin-bowling clubs, 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 recent town centre multiplex cinema complex with associated eateries.

ENTRANCE HALL - Radiator, stairs to first floor landing, under stairs storage cupboard.

DINING ROOM - 3.99 x 2.97 (13'1" x 9'8") - Window to front, radiator, double doors to the lounge.

WC - Frosted window, low level WC, pedestal wash hand basin, radiator.

SITTING ROOM - 4.58 x 4.58 (15'0" x 15'0") - French doors to the rear garden, window, radiator.

KITCHEN - 4.57 x 3.12 (14'11" x 10'2") - Window to front, door to the rear garden, one and half bowl sink unit, mixer tap, Quartz work surfaces with cupboards and drawers below, built in dishwasher, space for fridge/freezer, space and plumbing for washing machine, space for cooker, extractor hood, eye level cupboards.

FIRST FLOOR

BEDROOM TWO - 3.99 x 2.96 (13'1" x 9'8") - Two windows, radiator, built in wardrobe, door to:

EN SUITE SHOWER ROOM - Frosted window, fitted with three piece suite comprising, shower cubicle, pedestal wash hand basin, low level WC, extractor, radiator.

BEDROOM THREE- 3.82 x 2.28 (12'6" x 7'5") - Window to rear, radiator, built in wardrobe.

BEDROOM FOUR - 3.36 x 2.23 (11'0" x 7'3") - Window to rear, radiator, built in wardrobe.

BEDROOM FIVE - 2.63 x 2.20 (8'7" x 7'2") - Window to rear, radiator, built in wardrobe.

FAMILY BATHROOM - Frosted window, fitted with a three

piece suite comprising panelled bath, pedestal wash hand basin, low level WC, radiator, extractor fan.

SECOND FLOOR

MASTER BEDROOM- 4.02 x 3.42 (13'2" x 11'2") - Window to front, eaves storage, two radiators, walk through to:

DRESSING AREA - 2.03 x 1.94 (6'7" x 6'4") - Window, radiator, built in wardrobes, door to:

EN SUITE BATHROOM - Frosted window, fitted with a four piece suite comprising of panelled bath, low level WC, pedestal wash hand basin, shower cubicle, radiator, built in storage cupboard.

BEDROOM SIX (Dressing Room) - 4.04 x 2.82 (13'3" x 9'3") - Currently used a Dressing Room, window to front, Velux window, loft access, radiator.

GARAGE & DRIVEWAY - Adjacent to the property is a single garage. This has been divided into two sections, the rear can be used as a study / office with power and lighting connected with personal door to the garden. The front half of the garage is used for storage. The driveway offers parking for two vehicles.

OUTSIDE - The property has a deceptively spacious garden with generous paved area providing an area for seating and entertaining. There is a raised lawn area with central path to the raised main flower bed areas, held with sleepers. There is a side storage area & side access gate to the front of the property.

AGENTS NOTE

Tenure - Freehold  
Council Tax Band - E  
Property Type - Detached

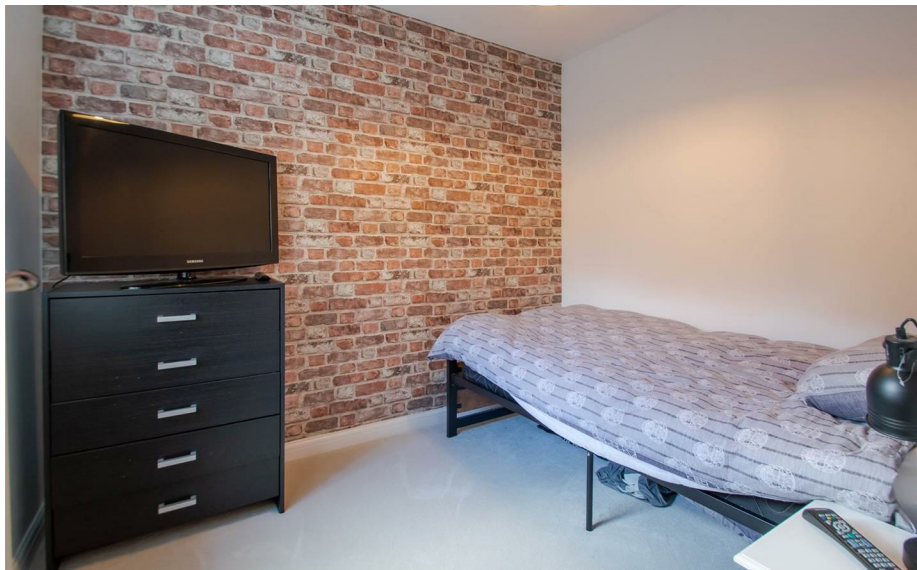
Property Construction - Brick with tiled roof  
Number & Types of Room - Please refer to floor plan  
Square Footage 1831 sq ft  
Parking - Garage (part converted) and driveway  
Utilities  
Electric Supply - Mains supply  
Water Supply - Mains supply  
Sewerage - Mains supply  
Heating - Gas central heating.  
Broadband - Ultrafast Full Fibre to cabinet is available  
Mobile Signal/Coverage - Good

VIEWINGS By appointment through the Agents.

SPECIAL 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. 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.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	83
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



Guide Price £495,000  
 Tenure - Freehold  
 Council Tax Band - E  
 Local Authority - West Suffolk





Total area: approx. 170.1 sq. metres (1831.2 sq. feet)

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