

Old Mead Road, Henham, CM22 6PX

CHEFFINS

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Henham,
CM22 6PX

4 3 2

Guide Price £750,000



- Over 40% of the development has now been reserved.
- Energy efficient air source heating
- Constructed by a well-regarded Pineacre Homes
- High specification
- Driveway and garage
- Four bedrooms
- 10 Year build warranty

A high specification four bedroom property forming part of a prestigious development of 7 new homes. The property offers well proportioned accommodation, together with ample off street parking, garage and a private rear garden with pleasant views over the adjoining countryside.









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, window to the side aspect, staircase rising to the first floor with storage cupboard under and doors to adjoining rooms.

LIVING ROOM
Bay window to the front aspect.

CLOAKROOM
Comprising pedestal wash basin, low level WC and heated towel rail.

KITCHEN/DINER/FAMILY ROOM
Fitted with a range of base and eye level units with quartz worktops incorporating breakfast bar, ceramic sink unit, Neff electric double oven, induction hob with extractor hood over, integrated dishwasher, space for free-standing fridge freezer and a pair of doors opening to a large walk-in pantry. Aluminium bi-folding doors opening to the rear garden and door to:

UTILITY/BOOT ROOM
Fitted with base and eye level units with worktops, butler sink, space and plumbing for washing machine and part-glazed door to the rear aspect.

FIRST FLOOR

LANDING
Doors to adjoining rooms and built-in airing cupboard.

BEDROOM 1
Window to the rear aspect, walk-in wardrobe and door to:

EN SUITE
Comprising pedestal wash basin, low level WC and shower enclosure with dual shower heads and circular lightwell.

BEDROOM 2
Window to the rear aspect, walk-in wardrobe and door to:

EN SUITE
Comprising pedestal wash basin, low level WC, shower enclosure with dual shower heads, heated towel rail and obscure glazed window to the rear aspect.

BATHROOM
Comprising pedestal wash basin, shower enclosure with dual shower heads, panelled bath, low level WC, heated towel rail and obscure glazed window to the front aspect.

BEDROOM 3
Window to the front aspect.

BEDROOM 4/STUDY
Window to the front aspect.

OUTSIDE
A driveway provides off-street parking for several vehicles and access to the garage. There is gated access to the rear garden which is predominantly laid to lawn with a paved terrace for al fresco entertaining and stunning views over the adjoining countryside.

GARAGE
Roller shutter door, power and lighting connected and EV charging point.

AGENT'S NOTES
- Tenure - Freehold with common managed areas
- Estate charge: circa £600 p.a. (to be confirmed)
- Council Tax Band - To be assessed
- Property Type - Semi-detached house
- Property Construction - Timber frame with brick skin and tiled roof
- Number & Types of Room - Please refer to the floorplan
- Square Footage - 1,998 sqft
- Parking - Garage & driveway, plus visitor parking

UTILITIES/SERVICES
- Electric Supply - Mains
- Water Supply - Mains
- Sewerage - Private sewerage treatment plant
- Heating - Air source heat pump
- Broadband - Superfast fibre connection
- Mobile Signal/Coverage - Good

RIGHTS OF WAY, EASEMENTS, COVENANTS
- We have been made aware this property does contain restrictive covenants - please refer to the land registry title for more information.

VIEWINGS
By appointment through the Agents.









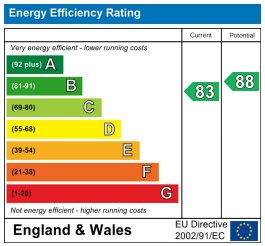










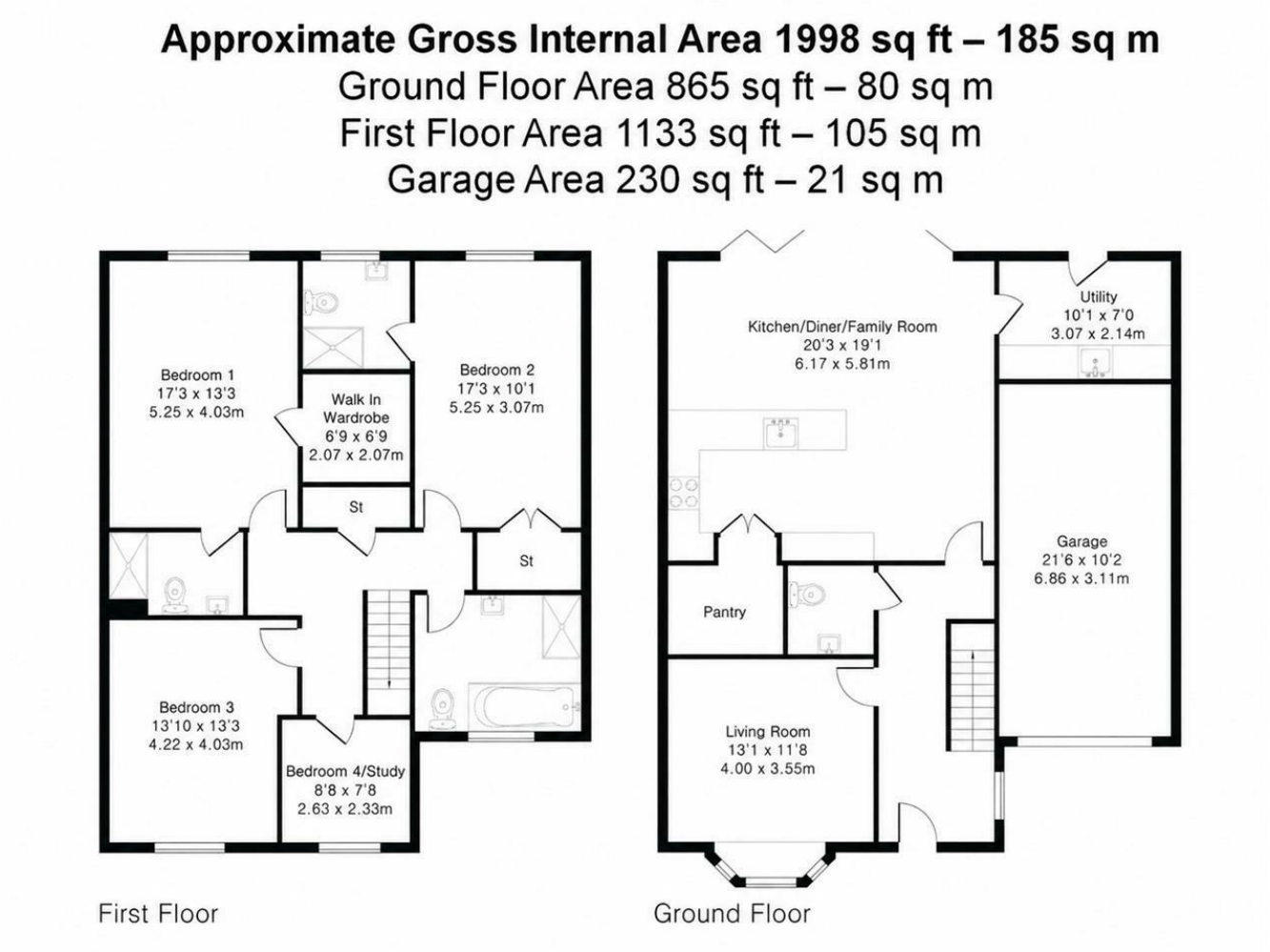


Guide Price £750,000

Tenure - Freehold

Council Tax Band - New Build

Local Authority - Uttlesford



For more information on this property please refer to the Material Information Brochure on our website.

Agents Note: Stamp Duty Land Tax is an additional cost that you must consider. Rates vary according to the type of transaction and your circumstances. Therefore please familiarise yourself with the rates applicable using this link: https://www.gov.uk/stamp-duty-land-tax/residential-property-rates.

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IMPORTANT: Cheffins would like to inform prospective clients that these particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances or fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance and illustration purposes only and may not be to scale. Images may have been digitally edited for illustration purposes. If there are any important matters likely to affect your decision to buy or rent, please contact us before viewing the property.