



Taylors Farm Road, Haverhill, CB9 7QU

**CHEFFINS**



## Taylors Farm Road

Kedington, Haverhill,  
CB9 7QU

A beautifully presented four bedroom detached house with spectacular views across open fields. The property benefits from large kitchen dining room, utility room, en suite, and double garage. Available 9th January 2026.

- Four Bedrooms
- Downstairs WC
- Wood Burner
- Garden
- EPC Rating C
- Council Tax Band F

4 2 2

**£2,000 PCM**





## GROUND FLOOR

### Entrance Porch

Window, door to:

### Entrance Hall

Storage cupboard, stairs to first floor, doors to:

### Sitting Room

Bifold doors to garden, wood burner, window

### Kitchen Dining Room

Fitted kitchen with wall and base units, integrated cooker, hob, dishwasher and fridge freezer, island with further storage, window, French doors to garden, doors to:

### Utility Room

Window, plumbing and space for appliances

### Boot Room

Door to front

### WC

Wash hand basin, wc

## FIRST FLOOR

### Landing

Storage cupboard, doors to:

### Bedroom One

Window, three integrated storage cupboards, door to:

### En Suite Shower Room

Wash hand basin, wc, shower cubicle

### Bedroom Two

Window, two integrated storage cupboards

### Bedroom Three

Window, integrated storage cupboard

### Bedroom Four

Window

### Bathroom

Wash hand basin, wc, bath shower cubicle, window

## OUTSIDE

### Garden

Mainly laid to lawn with patio area, low level fencing with open views

### Parking

shingle driveway providing ample off road parking, double garage with electric doors, power and light connected

### Holding Deposit

£461.00

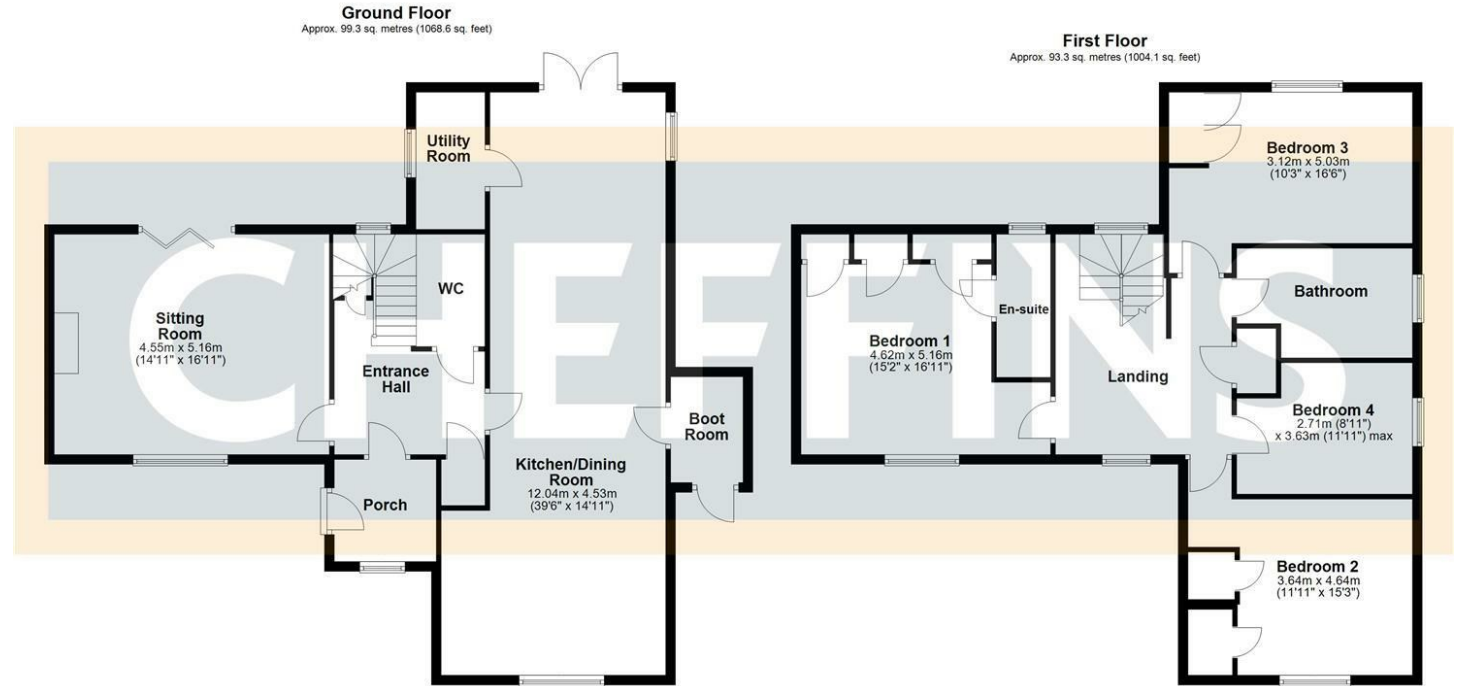
## Material Information

For more information on this property please refer to the Material Information brochure on our Website



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Total area: approx. 192.6 sq. metres (2072.7 sq. feet)

### Agents note:

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Cavendish House, 27a High Street, Haverhill, Suffolk, CB9 8AD | 01440 707076 | cheffins.co.uk

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.

