



Quendon Place, Haverhill, CB9 0HZ

**CHEFFINS**

## Quendon Place

Haverhill,  
CB9 0HZ

A three bedroom family home on the popular lower Chalkstone development overlooking a green and close to schools and amenities. The property comprises of three bedrooms, lounge, kitchen, bathroom and rear garden. Available 10th August 2026.

- Three Bedrooms
- Rear Garden
- Downstairs WC
- Kitchen Breakfast Room
- EPC Rating C
- Council Tax Band B



**£1,250 PCM**





## GROUND FLOOR

### Entrance Hall

Stairs to first floor, window to front, two storage cupboards, doors to:

### Sitting Room

Doors to garden, window to front

### Kitchen Breakfast Room

Fitted wall and base units with worktop over, integrated cooker, space and plumbing for appliances, storage cupboard, window to rear, door to garden

### Downstairs WC

Window to front, WC, wash hand basin

## FIRST FLOOR

### Landing

Storage cupboard, doors to:

### Bedroom One

Window to rear, built in double wardrobe

### Bedroom Two

Window to front

### Bedroom Three

Window to rear, built in storage cupboard

### Bathroom

Comprising panelled bath with taps over, shower cubicle with electric shower, wc, wash hand basin, window to front

### Garden

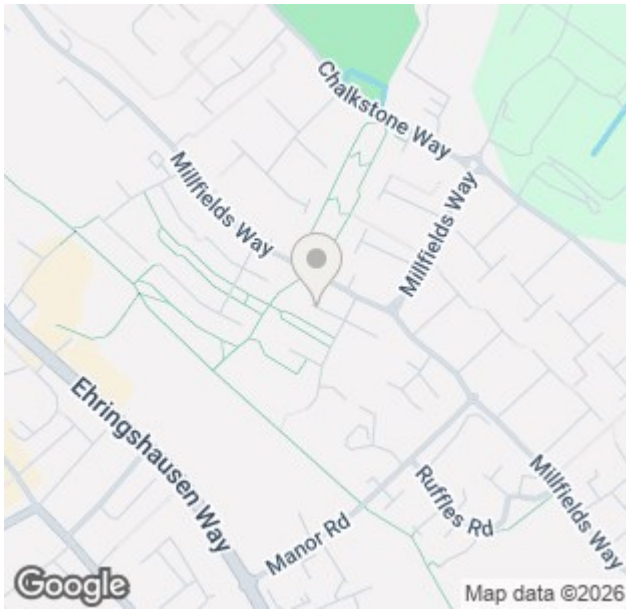
Rear garden comprising brick built storage shed, hand standing leading to lawn and gated rear access

### Holding Deposit

£288.00

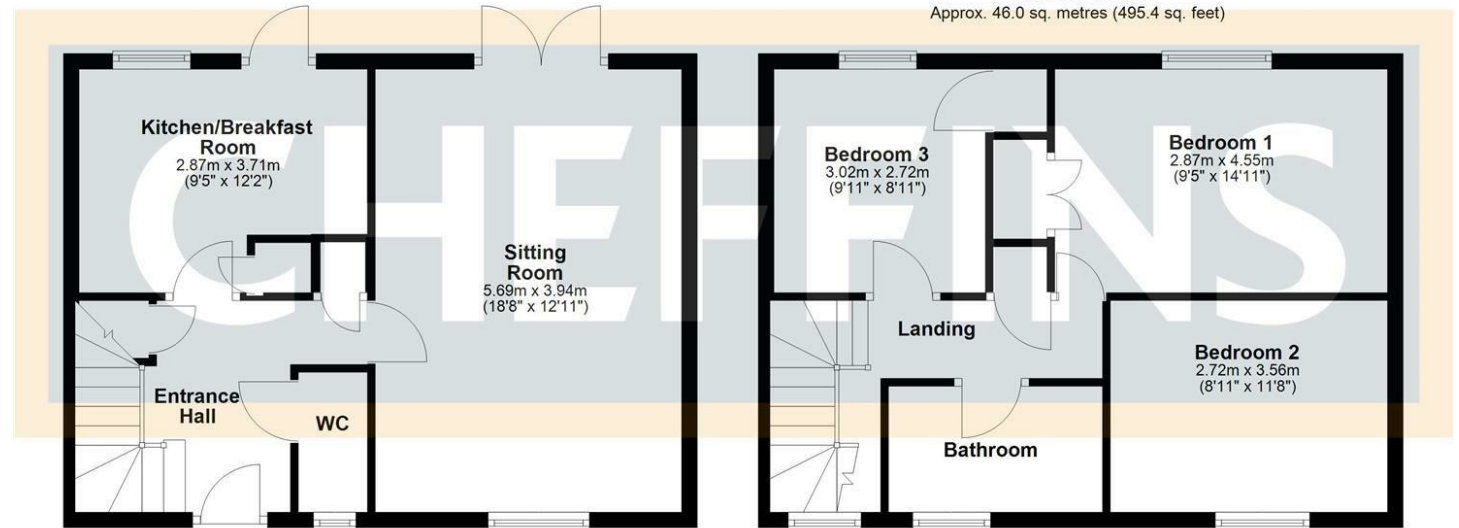
### Material Information

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



### Ground Floor

Approx. 44.0 sq. metres (474.0 sq. feet)



### First Floor

Approx. 46.0 sq. metres (495.4 sq. feet)

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>74</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. 90.1 sq. metres (969.5 sq. feet)

### Agents note:

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

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.