



Haynes Road, Clavering, CB11 4FB

CHEFFINS

Haynes Road

Clavering,
CB11 4FB

- Attractive detached home
- Sitting room with wood burning stove
- Four bedrooms
- Bathroom and en suite to master
- Driveway and garage
- No upward chain

A modern, four bedroom home situated in a popular residential location. The property offers bright and well proportioned accommodation, together with a private rear garden, driveway and garage. No upward chain.

4 2 2

Guide Price £550,000





LOCATION

Clavering is one of the region's most popular villages with an outstanding Primary School, a Supermarket and Post Office, Inns, Restaurant, and a good Village Hall with an award winning playing field. It is about 8 miles from the market towns of Saffron Walden and Bishop's Stortford, each of which has excellent education, shopping and recreational facilities. There are mainline stations at Audley End and Bishop's Stortford (Liverpool Street). There is access to the M11 at J's 8 & 9. Stansted Airport is within 9 miles.

GROUND FLOOR

ENTRANCE HALL

Entrance door, window to the side aspect, built-in storage cupboard, staircase rising to the first floor and doors to adjoining rooms.

CLOAKROOM

Comprising pedestal wash basin and low level WC.

KITCHEN

Fitted with a range of base and eye level units, four ring gas hob with extractor hood over, electric double oven, stainless steel sink, integrated dishwasher, space and plumbing for washing machine and space for free standing fridge freezer. Window and part-glazed door to the rear aspect.

SITTING ROOM

Window to the rear aspect and feature fireplace with wood burning stove.

DINING ROOM

Window to the front aspect.

FIRST FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Window to the front aspect and door to:

EN SUITE

Comprising ceramic wash basin, low level WC, shower enclosure and heated towel rail.

BEDROOM 2

Window to the side aspect.

BEDROOM 3

Window to the front aspect.

BEDROOM 4

Window to the side aspect.

BATHROOM

Comprising panelled bath with shower over, low level WC and ceramic wash basin. Obscure glazed window to the side aspect.

OUTSIDE

To the front of the property there is a driveway providing off-street parking with EV charging point and access to the garage. Adjoining the rear of the property is a paved terrace for al fresco entertaining and the garden is predominantly laid to lawn with hedge borders.

GARAGE

Up and over door, power and lighting connected and personal door to the garden.

AGENT'S NOTES

For more information on this property, please refer to the Material Information brochure that can be found on our website.

VIEWINGS

By appointment through the Agents.



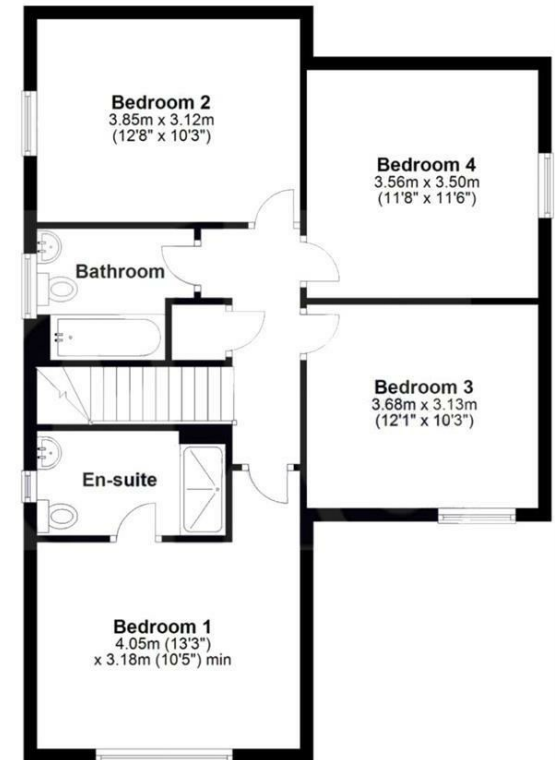




Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(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 £550,000

Tenure - Freehold

Council Tax Band - F

Local Authority - Uttlesford

Approx gross internal floor area 137 sqm (1475 sqft)

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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.