



Fieldview Close, Henham, CM22 6FP

CHEFFINS

Fieldview Close

Henham,
CM22 6FP

- Sought-after village location
- Three bedrooms
- No upward chain
- Bedroom 1 with en suite
- Adjoining open countryside.
- Off-street parking and garage

A modern 3-bedroom home situated in a popular residential location with pleasant views over the adjoining countryside. The property offers bright and well proportioned accommodation, together with ample of street parking and a garage. No upward chain.

3 2 1

Guide Price £450,000





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 with insert glazed panels, stairs rising to the first floor and doors to adjoining rooms.

CLOAKROOM

Comprising pedestal basin, low level WC.

KITCHEN

Fitted with a range of base and eye level units with worktop space over with upstands, stainless steel sink with mixer tap, electric double oven with four ring hob with splashback and extractor above, integrated fridge freezer, dishwasher, washing machine, window to the front aspect and opening to:-

LIVING/DINING ROOM

Windows to the side and rear aspects with the addition of French doors leading directly into the garden, understairs storage cupboard.

FIRST FLOOR

LANDING

Stairs rising to the second floor, doors

to airing cupboard and adjoining rooms.

BATHROOM

Comprising a suite of pedestal basin, panel bath with shower attachment, low level WC, tiled walls and obscure window to the side aspect.

BEDROOM 2

Windows to the front aspect.

BEDROOM 3

Windows to the rear aspect.

SECOND FLOOR

LANDING

Doors to adjoining rooms.

BEDROOM 1

Velux window to the front aspect and window to the rear aspect. Loft access and door to:-

EN SUITE

Comprising shower enclosure, pedestal basin, low level WC, Velux window to the front aspect.

STUDY

A versatile room currently being used as a study but could be a dressing room.

OUTSIDE

At the front of the property is a driveway offering off-street parking and garage access. The rear garden features a predominantly lawn area, mature beds, and two raised decking spaces ideal for al fresco entertaining, with beautiful views of the adjoining countryside.

GARAGE

Fitted with an up and over door with power and lighting connected and side door providing access to garden.

VIEWINGS







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		90
(81-91) B		
(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		

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Tenure - Freehold

Council Tax Band - E

Local Authority - Uttlesford

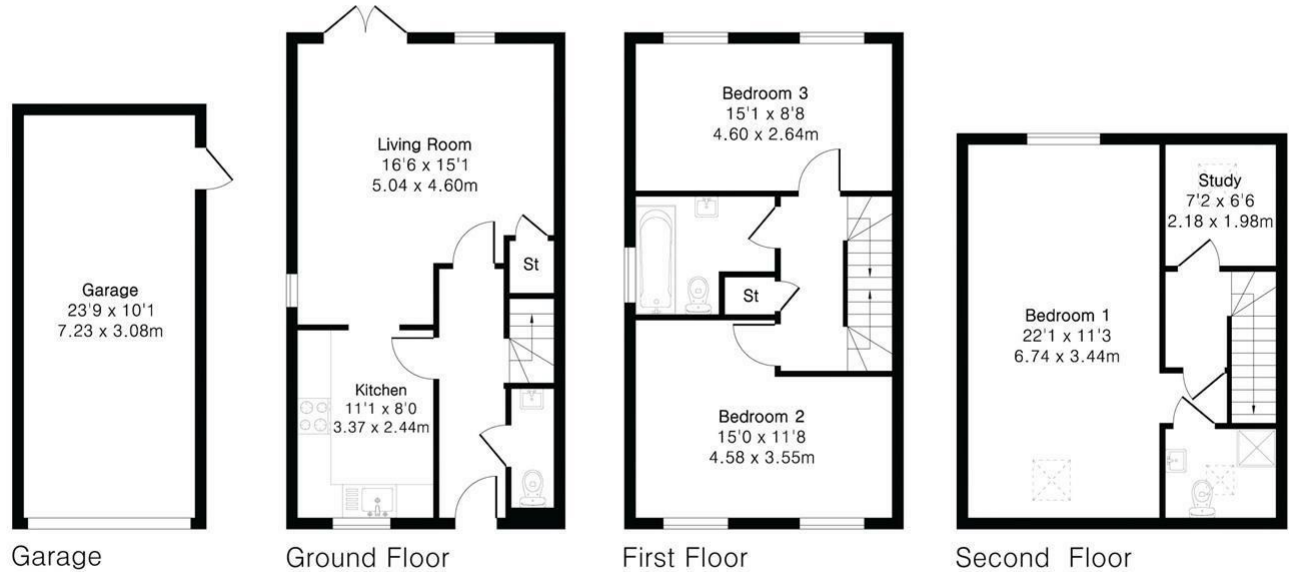
**Approximate Gross Internal Area 1243 sq ft - 115 sq m
(Excluding Garage)**

Ground Floor Area 422 sq ft - 39 sq m

First Floor Area 422 sq ft - 39 sq m

Second Floor Area 399 sq ft - 37 sq m

Garage Area 240 sq ft - 22 sq m



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: 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.



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