



Henham Road, Debden Green, CB11 3LZ

CHEFFINS

Henham Road

Debden Green,
CB11 3LZ

4 2 3

Guide Price £685,000

- Picturesque village location
- Versatile accommodation
- Four bedrooms
- En suite to principal bedroom
- Detached double garage with off-street parking
- Pleasant views over adjoining countryside

A detached four bedroom home providing versatile accommodation together with a detached double garage. The good sized rear garden has entertaining space and also enjoys views over the adjoining open countryside. Chain Free.





LOCATION

Debden Green is surrounded by open countryside and is close to the much sought after and highly regarded village of Debden which offers an excellent primary school, village shop and post office, pub, recreational ground with tennis courts and a fine church. The historic town of Thaxted is just 2.5 miles away offering an array of shops and eateries. The main market town of Saffron Walden is located 6 miles away providing excellent shopping, schooling and recreational facilities. Approximately 100m from the property there is a bus stop with routes to local schools, Saffron Walden and Stansted Airport. Mainline railway stations can be accessed via Elsenham and Newport (both approximately 5 miles) and Audley End (approximately 7 miles) providing a frequent service to London's Liverpool Street, via Tottenham Hale and northbound to Cambridge and Ely. The M11 is accessed at either Bishop's Stortford (junction 8) or Stump Cross (junction 9).

GROUND FLOOR

ENTRANCE HALL

Glazed entrance door with double glazed window to the side aspect, staircase with understairs storage cupboard rising to the first floor, engineered flooring together with a pair of glazed doors leading to:-

LIVING ROOM

A well proportioned room featuring a fireplace with exposed brickwork and inset stove, obscure double glazed window together with double glazed doors to:-

CONSERVATORY

Double glazed windows providing views onto the adjoining decking area and garden beyond. The conservatory offers a multiple of uses currently used as a gym with a pair double glazed doors providing access to the outside space.

DINING ROOM

A versatile room which could be used as a study or family room dependent upon needs, double glazed window to the front aspect.

CLOAKROOM

Comprising hand wash basin and low level WC.

KITCHEN/BREAKFAST ROOM

A dual aspect room with double glazed windows to the side and rear aspects. The kitchen is fitted with an extensive range of base and eye level units with hardwood block work surface, two oven Electrikitt Aga (low running costs) together with a separate built-in fan oven, twin bowl sink unit, space for dishwasher and fridge freezer, engineered oak flooring.

UTILITY ROOM

Fitted with a range of base and eye level units with worktop space over and sink unit, space for washing machine and additional freezer and air source heat pump. Double glazed door providing access to the outdoor space.

STUDY

Double glazed window to the front aspect.

FIRST FLOOR

LANDING

Velux window, built-in airing cupboard and doors to adjoining rooms. A pull-down ladder provides access to fully boarded loft, providing a good sized storage space with lighting.

MASTER BEDROOM

A pair of double glazed windows to the rear aspect enjoying views over the garden and adjoining countryside, built-in wardrobe space together with additional eaves storage space.

EN SUITE

Comprising shower enclosure, low level WC and hand wash basin, obscure double glazed window to the side aspect.

BEDROOM 2

Double glazed window to the rear aspect with views.

BEDROOM 3

Double glazed window to the front aspect.

BEDROOM 4

Double glazed window to the front aspect together with Velux window providing a good degree of natural light.

BATHROOM

Comprising panel bath with separate shower enclosure, low level WC, hand wash basin, storage cupboard and obscure double glazed window to the side aspect together with Velux skylight.

OUTSIDE

To the front of the property is a driveway providing ample off-street parking and access to the detached double garage with a path to the rear garden. The rear features a decking area with sunken hot tub, two sheds (one with power and lighting connected) and a lawned garden bordered by mature shrubs, trees, open countryside and woodland beyond.

DETACHED DOUBLE GARAGE

A pair of up and over doors, glazed personal door providing access from the pathway with window providing additional natural light, power and lighting connected together with eaves storage space.

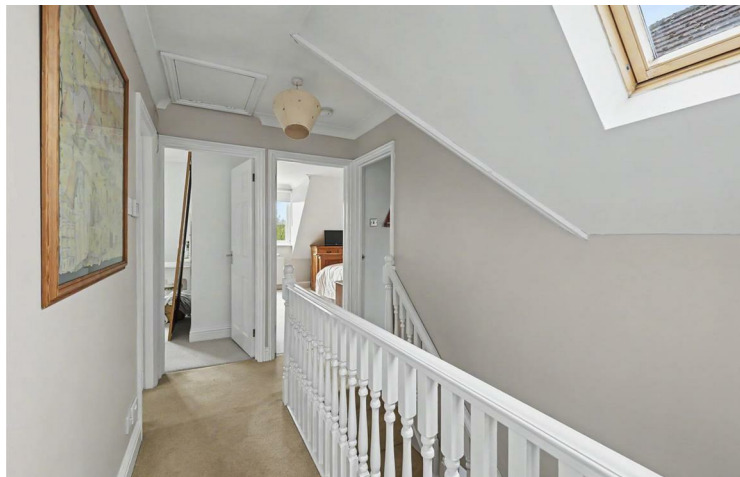
VIEWINGS

By appointment through the Agents.





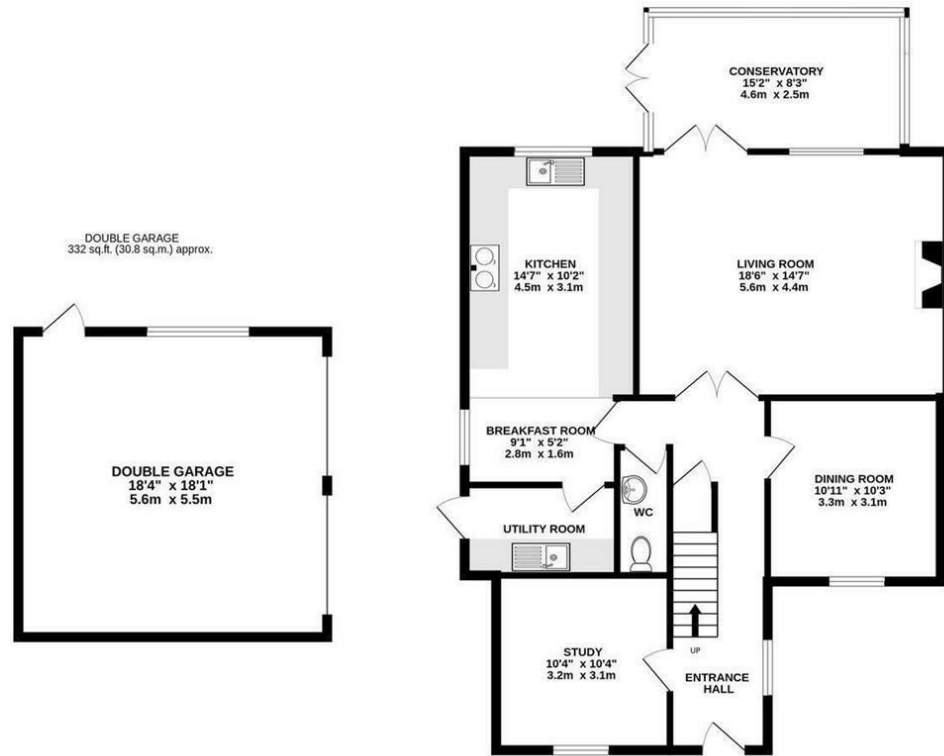
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		71	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



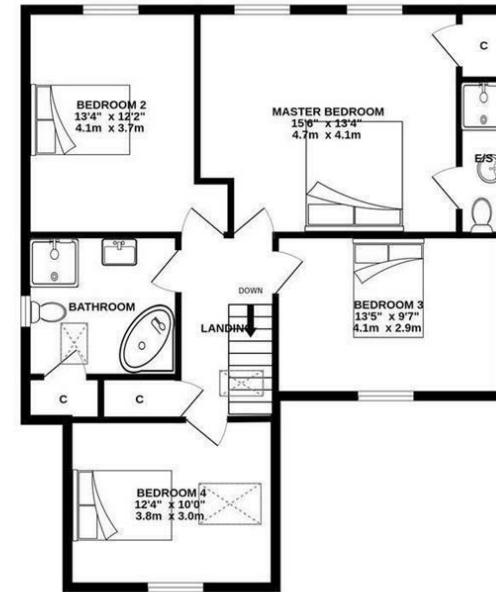
Guide Price £685,000
 Tenure - Freehold
 Council Tax Band - G
 Local Authority - Uttlesford



GROUND FLOOR
1005 sq.ft. (93.4 sq.m.) approx.



1ST FLOOR
796 sq.ft. (73.9 sq.m.) approx.



TOTAL FLOOR AREA : 1801sq.ft. (167.3 sq.m.) approx.



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.

