



Paddock Close, Henham, CM22 6YQ

CHEFFINS

Paddock Close

Henham,
CM22 6YQ

- Air source heat pump & underfloor heating to ground floor
- 10 Year build warranty
- Four large bedrooms
- Family bathroom & 2 en suites
- Approx 0.25 of an acre plot
- Driveway and garage

An impressive, newly constructed, four bedroom detached home situated in an idyllic village location with stunning views to adjoining countryside. The property offers beautifully presented accommodation and sits comfortably within approximately 0.25 of an acre plot.

4 3 3

Guide Price £1,250,000





LOCATION

Henham is a well regarded village with a number of fine period properties, village shop/post office, public house, parish church and a highly regarded primary and nursery school. The village is well located for access to the A120 and M11 road networks with a mainline station at Elsenham (2 miles) providing fast access to Cambridge to London Liverpool Street line. Stansted International Airport is approx 5 miles.

GROUND FLOOR

VAULTED ENTRANCE HALL

Entrance door, staircase rising to the first floor with understairs storage cupboard and doors to adjoining rooms.

HOME OFFICE

Double glazed windows to the front and side aspects.

SITTING ROOM

Bi-folding doors to the rear aspect and double glazed window to the side aspect.

CLOAKROOM

Comprising pedestal wash basin, low level WC, heated towel rail and obscure double glazed window to the rear aspect.

KITCHEN/DINING ROOM

The kitchen is fitted with a range of base and eye level units with quartz worktop space over, sink unit, electric double oven, integrated dishwasher, space for fridge freezer, fitted pantry cupboard and central island with induction hob and downdraft extractor. Double glazed windows to

both side aspects and bi-folding doors to the rear aspect.

FIRST FLOOR

GALLERIED LANDING

Doors to adjoining rooms and double glazed windows to the front and rear aspects.

BEDROOM 1

Fitted wardrobes, Velux window and double glazed window to the front aspect. Door to:

EN SUITE

Comprising pedestal wash basin, low level WC, free-standing roll top bath with shower attachment, separate shower enclosure, heated towel rail, recess storage and Velux window.

BEDROOM 2

Double glazed window to the rear aspect. Door to:

EN SUITE

Comprising pedestal wash basin, low level WC, free-standing roll top bath with shower attachment, separate shower enclosure, heated towel rail and Velux window.

BEDROOM 3

Double glazed window to the rear aspect.

FAMILY BATHROOM

Comprising pedestal wash basin, low level WC, panelled bath, separate shower enclosure, heated towel and Velux window.

BEDROOM 4

Double glazed window to the front aspect.

OUTSIDE

To the front of the property is a gravelled driveway providing off-street parking for several vehicles and access to the garage with up and over door, power and lighting connected. There is gated side access to the rear garden which is predominantly laid to lawn with a large paved terrace for al fresco entertaining and pleasant views to the adjoining countryside.

MATERIAL INFORMATION

There is an Estate Management Charge of £400 p.a.

VIEWINGS

By appointment through the Agents.







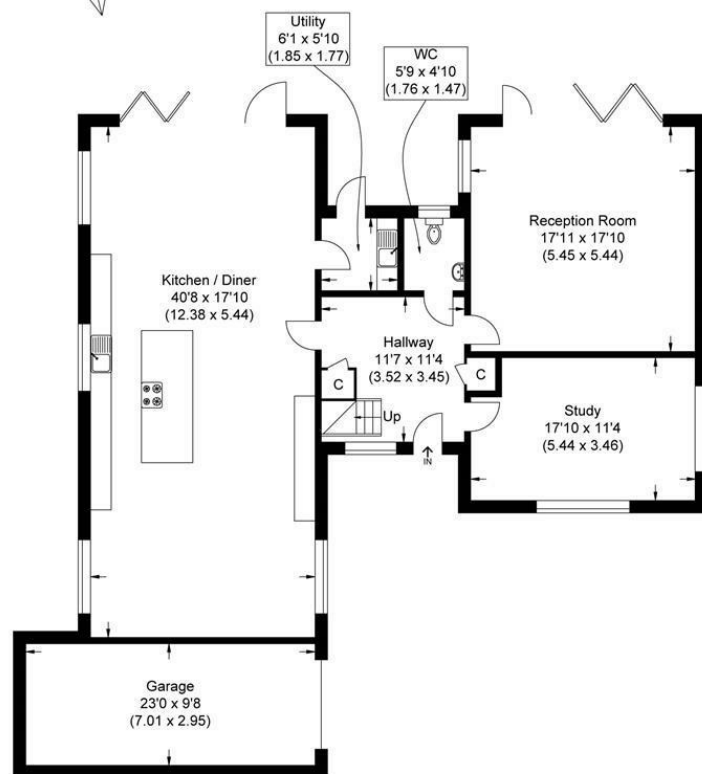
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

Guide Price £1,250,000

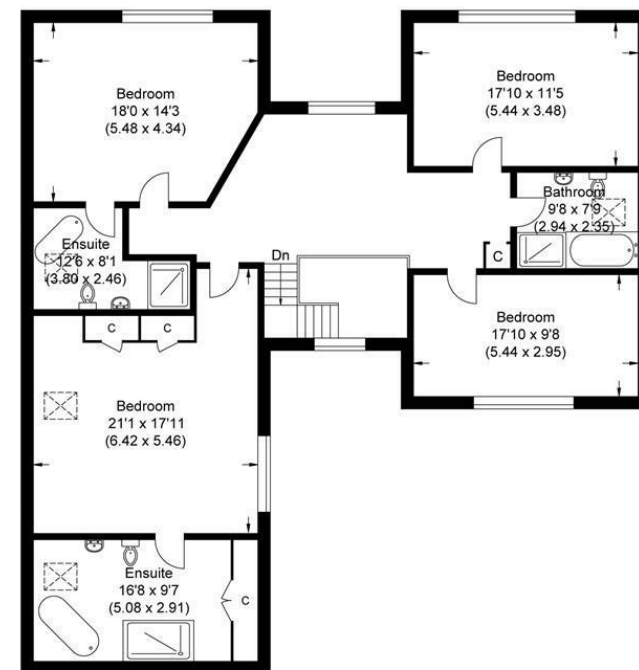
Tenure - Freehold

Council Tax Band - G

Local Authority - Uttlesford



Ground Floor



First Floor

Approximate Gross Internal Area
291.07 sq m / 3133.05 sq ft
(Excludes Garage)
Garage Area 20.68 sq m / 222.59 sq ft
Total Area 311.75 sq m / 3355.64 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

8 Hill Street, Saffron Walden, CB10 1JD | 01799 523656 | 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.