



HENDERSON CLOSE | HAVERHILL

*Executive Family Home in Sought After Location*

## HENDERSON CLOSE | HAVERHILL

Offers In Excess Of £475,000 Freehold

### FEATURES

- Cambridge side of Town with easy access to A1307
- Walking distance to Sainsburys Supermarket
- Primary Schools within easy Reach & Samuel Ward Academy
- Garden Room with Air Conditioning / Salon
- Double Garage and Ample off Road Parking
- Virtual 3D Tour Available
- Four Reception Rooms
- Awaiting EPC

### DESCRIPTION

Clarke Philips are pleased to offer this executive four bedroom detached home, positioned at the end of a cul-de-sac on a generous plot with double garage. Spacious living accommodation throughout with four reception rooms making this a fantastic property to entertain in. Upstairs offers four double bedrooms with en-suite to master bedroom and family bathroom. Landscaped gardens to both the front and rear with a garden room, previous used as a salon area. Could lend itself to a variety of uses (stp).



## ACCOMMODATION

### Entrance Hall

Window to side aspect, tiled floor and stairs to first floor. Under-stairs storage cupboard.

### Study 6'7" x 8'11" (2.00m x 2.71m)

Window to front aspect, tiled floor.

### Dining Room 12'4" x 9'11" (3.75m x 3.03m)

Window to front aspect, tiled floor and built in storage and display units with feature lighting.

### Kitchen/Breakfast Room 12'4" x 19'0" (3.75m x 5.79m)

Wide range of wall and base units, built in eye level double oven, gas hob with extractor over and tiled splash back. Space for washing machine and dishwasher. Stainless steel 1 1/2 bowl sink with drainer set in roll top work-surface with breakfast bar. Window to rear aspect and sliding glazed doors leading to conservatory.

### Living Room 16'0" x 12'1" (4.87m x 3.69m)

Wood effect flooring, feature fireplace with marble surround. Sliding glazed doors leading to conservatory.

### Conservatory 11'3" x 20'10" (3.42m x 6.35m)

Tiled floor, double doors leading to rear patio area.

### Downstairs WC

Low level WC, hand wash basin set onto vanity unit. Window to side aspect and tiled flooring.

### First Floor Landing

Loft access, Airing cupboard.

### Master Bedroom 14'2" x 10'4" (4.32m x 3.14m)

Window to front aspect. Two double built in wardrobes.

### En-suite 6'2" x 8'10" (1.88m x 2.70m)

Refitted modern bathroom comprising of kidney shaped bath with shower over, low level WC. Hand wash basin with vanity unit below. Fully tiled walls and floor. Window to rear aspect and heated towel rail.



**Bedroom 2 9'10" x 12'2" (3.00m x 3.71m)**

Window to front aspect. Built in wardrobe with sliding doors.

**Bedroom 3 10'9" x 14'5" (3.28m x 4.40m)**

Window to rear aspect. Fitted wardrobes.

**Bedroom 4 6'11" x 10'6" (2.10m x 3.21m)**

Window to front aspect.

**Family Bathroom 9'3" x 7'10" (2.83m x 2.40m)**

Panel bath with shower over. Low level wc, hand wash basin. Window to rear, part tiled walls.

**Garden Room/ Salon 9'1" x 15'7" (2.77m x 4.76m)**

Two windows to front and french doors. Air conditioning/heater, hand/hair wash basin.

**Garage & Parking**

Double garage with power and light. Ample off road parking on private driveway.

**Outside**

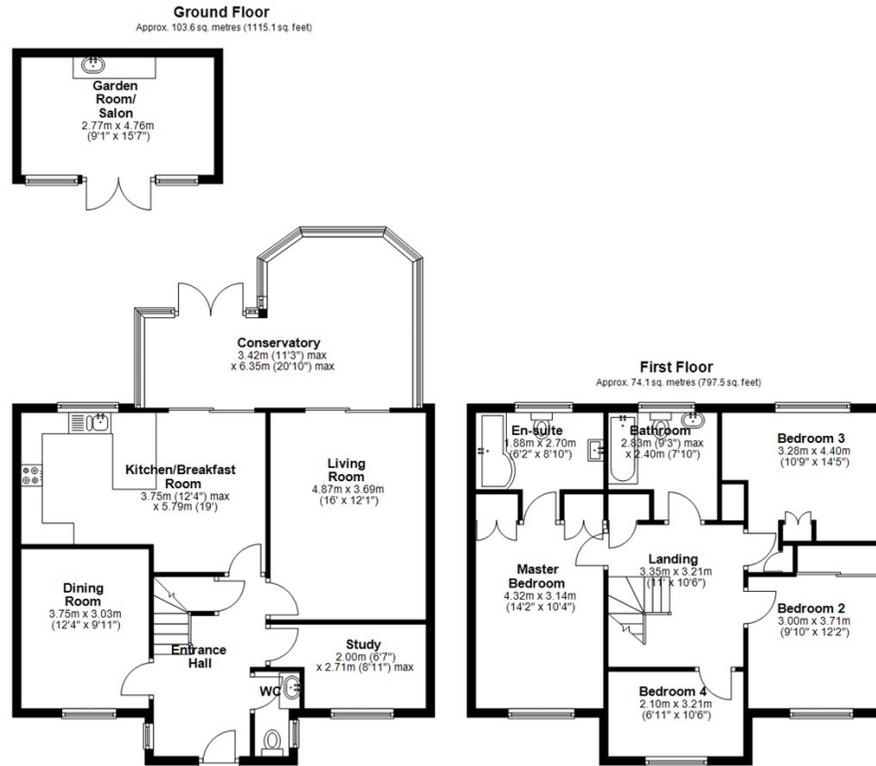
Well stocked landscaped front gardens with lawn area and variety of flower beds. Gated access to rear garden with generous patio area, artificial lawn and selection of flower beds.







Spacious Accommodation Throughout - Garden Room / Salon



Total area: approx. 177.7 sq. metres (1912.6 sq. feet)  
 Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or can be given. Copyright Clarke Philips Ltd 2021.  
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Council Tax Band : E

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	