



3 Maitland Close, Henham
CM22 6YD



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS

3 Maitland Close

Henham | Essex | CM22 6YD

Guide Price £780,000

- A substantial, 4-bedroom, detached property with accommodation extending to approximately 2167 sqft
- An executive home, built in 2019 with 6 years remaining on the NHBC warranty
- Superb open plan, kitchen/ dining room with bi folding doors
- Underfloor heating throughout the ground floor
- Principal bedroom with ensuite shower room
- Three additional bedrooms with ensuite and family shower room
- Double garage and off-road parking for several vehicles
- Sitting on a good size corner plot of 0.16 acre with delightful countryside views
- EPC: B
- Council Tax Band: G

The Property

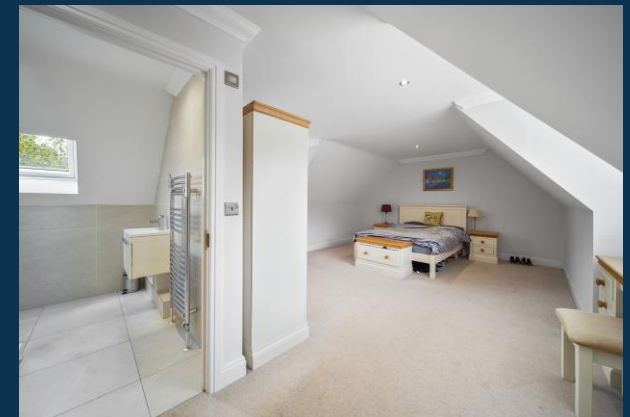
A beautifully presented, four bedroom detached, recently constructed property comprising approximately 2,167 sqft of modern, light and airy living accommodation all finished to a high level of specification. The property forms part of an exclusive development and benefits from a double garage, off road parking, good size rear garden and superb countryside views.

The Setting

Henham is a well-regarded North Essex village with its local primary school, church, public house, village shop and Post Office which is run by volunteers. There is also a farm and coffee shop and a gym. Henham lies about 7 miles from the market town of Bishop's Stortford, which provides a more comprehensive range of social, recreational and educational facilities, as well as access to the M11 motorway on the outskirts of the town linking London, the M25 and the north. There is a mainline railway station at Bishop's Stortford, providing a regular commuter service to London's Liverpool Street. The nearest mainline station to the village is at Elsenham.

The Accommodation

In detail, the property comprises a spacious entrance hall with stairs rising to the first floor, under stair storage and door leading to the cloakroom. Comprising W.C and wash hand basin, it could easily be remodeled to include a shower if





required. To the right of the entrance hall is the dual aspect living room with feature fireplace and bi-folding doors to the rear garden. To the left of the entrance hall you have the good size study/playroom with window to front aspect.

To the rear of the property is the stunning kitchen/diner, fitted with a matching range of eye and base level units with worksurface over and sink unit incorporated. Integrated appliances include electric hob with extractor fan over, dishwasher, fridge/freezer and double oven. A central island/ breakfast bar provides additional preparation space. The dining area has bi-folding doors to the rear garden. In addition, the utility room is fitted with a range of matching units with worksurface over and sink unit incorporated. Space and plumbing for washing machine and tumble dryer and a personal door provides side access to the property.

The first-floor landing provides access to the loft hatch, storage cupboard and has doors to the adjoining rooms. The spacious, dual aspect, principal bedroom benefits from fantastic countryside views and ensuite shower room



comprising W.C, wash hand basin, shower enclosure and heated towel rail. Bedroom two is a double bedroom with fitted wardrobes and ensuite shower room comprising W.C, wash hand basin, shower enclosure and heated towel rail. Bedroom three is a double bedroom with window to front aspect. Bedroom four is a double bedroom with window to rear aspect.

The family bathroom comprises panelled bath with shower attachment over, shower enclosure, W.C, wash hand basin and heated towel rail.

Outside

The property is approached via the block-paved driveway which leads to the double garage with up and over door. There is off road parking for several vehicles. To the rear of the property lies the large garden laid mainly to lawn with established tree and shrub borders. A good size patio area to the immediate rear is ideal for al fresco dining. In addition a side gate provides access to the front of the property and a pathway leads to the rear door of the garages.

Services

All mains services are connected. Mains drainage is provided via shared pump.

Local Authority

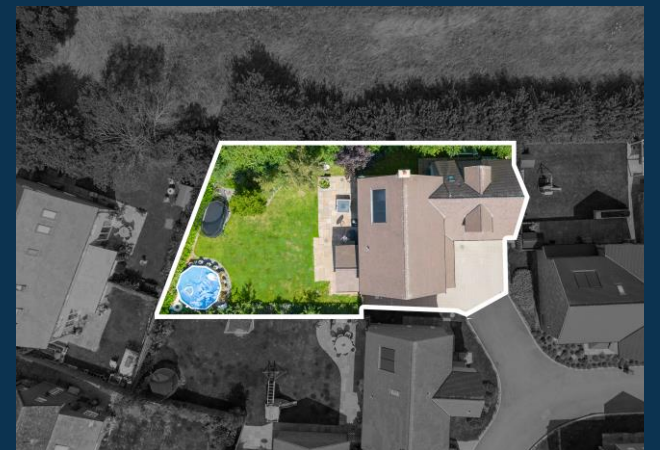
Uttlesford District Council

Council Tax

G

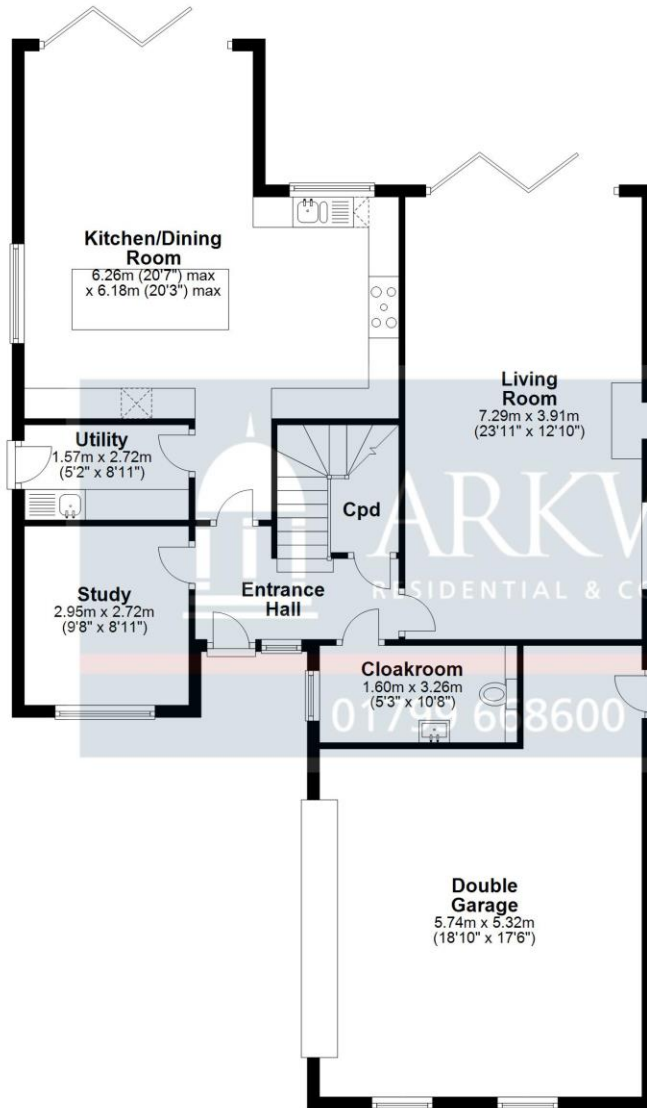






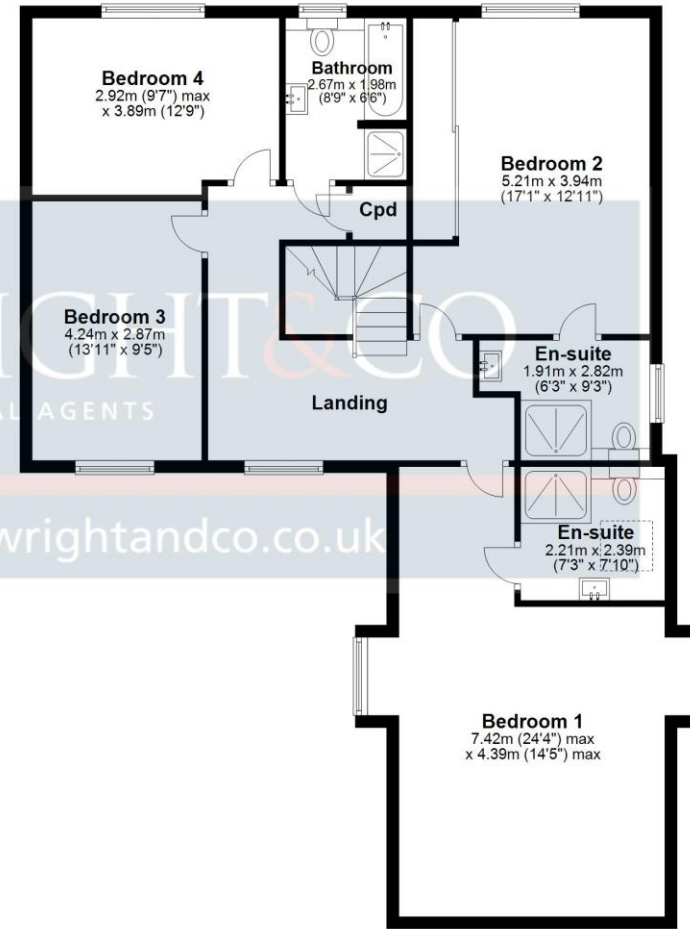
Ground Floor

Main area: approx. 93.1 sq. metres (1002.0 sq. feet)
Plus garages, approx. 33.9 sq. metres (364.5 sq. feet)



First Floor

Approx. 108.3 sq. metres (1165.6 sq. feet)



Main area: Approx. 201.4 sq. metres (2167.5 sq. feet)
Plus garages, approx. 33.9 sq. metres (364.5 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

Agents Notes: All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.



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