



ARKWRIGHT & CO
RESIDENTIAL & COMMERCIAL AGENTS



Yew Tree House

Old Mead Road | Henham | CM22 6JQ

Guide Price: £750,000



A surprisingly spacious and well-presented 4-bedroom detached chalet style home sitting in a generous plot, well-placed, just a short distance from the much sought-after village of Henham.

ACCOMMODATION

Yew Tree House is a surprisingly spacious and beautifully presented 4/5-bedroom detached home providing a flexible layout and occupying a pleasant plot, extending to over half an acre. The property has been greatly improved by the current owners and finished to a good quality throughout, providing a wonderfully modern and flexible living space. Due to the size of the plot, the property also offers excellent scope to potentially extend further, should more accommodation be required, subject to the necessary planning applications. Old Mead Road is well placed, just a short distance from Henham village, which is one of the most sought-after villages in Essex, providing an excellent array of local facilities. In detail, the accommodation comprises: -

ON THE GROUND FLOOR

ENTRANCE HALL 10'10" x 10'1" (3.30m x 3.08m)

Spacious hallway with wooden flooring, and door to:

HALLWAY

Useful understairs storage cupboard, wooden flooring, and doors to adjoining rooms.

SITTING ROOM 14'1" x 13'10" (4.28m x 4.22m)

Large, carpeted room with window to the front aspect, feature fireplace housing log burner with brick hearth and wooden surround.

STUDY/BEDROOM 5 14'1" x 13'10" (4.30m x 4.22m)

Carpeted room with French doors opening out the rear terrace and garden. Currently used as an office but could also be used as a 5th bedroom.

SHOWER ROOM 8'2" x 5'9" (2.48m x 1.76m)

Modern suite comprising low level wc, wash hand basin, large tiled shower enclosure, ladder radiator.

UTILITY ROOM/ ADDITIONAL KITCHEN 9'4" x 9'7" (2.84m x 2.92m)

Fitted with a range of matching base and eye level units with work surface over, incorporating a stainless steel sink and drainer unit, electric oven with hob and extractor over, space and plumbing for washing machine, linoleum flooring, window and door to rear aspect.

INNER HALLWAY

Attractive wood flooring, stairs rising to the first floor, storeroom housing boiler, doors to adjoining rooms, and leading through to the kitchen/dining room.

CLOAKROOM

Comprising low level wc, pedestal wash hand basin, and airing cupboard housing hot water cylinder.

FAMILY ROOM 11'10" x 13'1" (3.60m x 4.00m)

Dual aspect room with windows to the front and side aspect, and attractive modern laminate wood flooring.

KITCHEN/DININGROOM 18'3" x 18'2" (5.56m x 5.55m) max

Open plan room "L" shaped room, fitted with a contemporary range of base and eye level units, with work surface over, incorporating a

stainless steel sink unit, range cooker with hob and extractor over, integrated fridge, freezer, dishwasher, and wine cooler. There is a also large pantry cupboard, ceramic tile flooring, and windows and door to the rear aspect, overlooking the garden.

ON THE FIRST FLOOR

LANDING Spacious landing with doors to adjoining rooms.

BEDROOM ONE 21'3" x 12'10" (6.48m x 3.92m)

Dual aspect, carpeted room with windows to the front and rear aspect, door to en suite shower room.

ENSUITE SHOWER ROOM 6' x 7' (1.84m x 2.15m)

Comprising of fully tiled double shower enclosure, low level WC, vanity wash hand basin, ladder radiator, tiled flooring, window to rear aspect.

BEDROOM TWO 10'5" x 14'1" (3.18m x 4.28m)

Window to the front aspect.

BEDROOM THREE 10'5" x 14'1" (3.18m x 4.28m)

Window to the rear aspect.

BEDROOM FOUR 8'1" x 10'1" (2.48m x 3.08m)

Window to the front aspect.

FAMILY BATHROOM 5'11" x 7'3" (1.80m x 2.22m)

Comprising panelled bath with shower over, vanity wash hand basin, low level WC, tiled flooring, and window to the rear aspect.

OUTSIDE

The property sits in a good size plot extending to approximately half an acre. There is a large front garden with a generous driveway providing parking for numerous vehicles with plenty of space to potentially erect a cart lodge or garaging. The front garden benefits from a large lawned area and a variety of shrubs and bushes providing a pleasant sheltered frontage. To the rear there is a mature enclosed garden which is primarily laid to lawn with a variety of shrubs and trees, including mature fruit trees (apples, pears and plum), with a gravelled area between the house and lawn which provides access to a detached double garage which provides potential to convert into a detached annexe subject to planning.

LOCATION

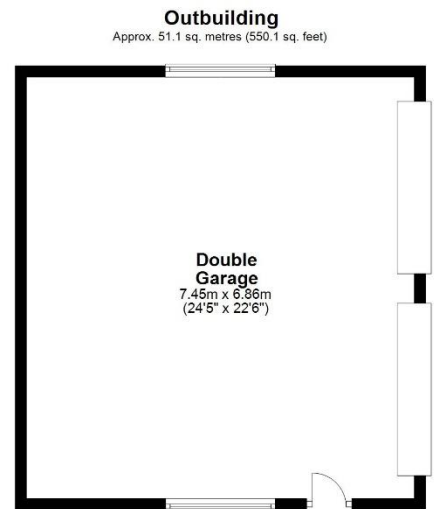
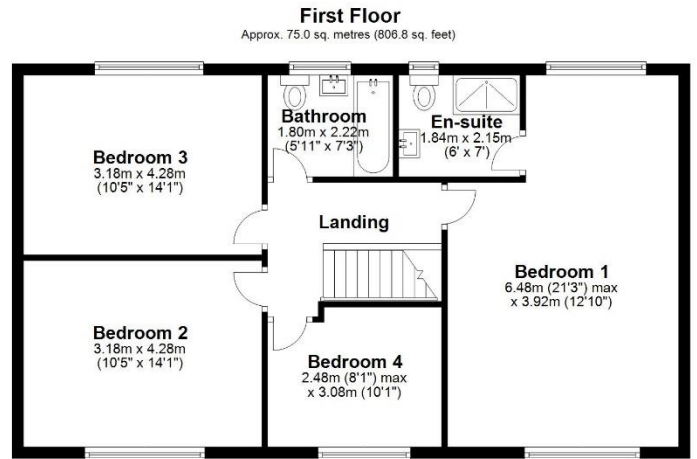
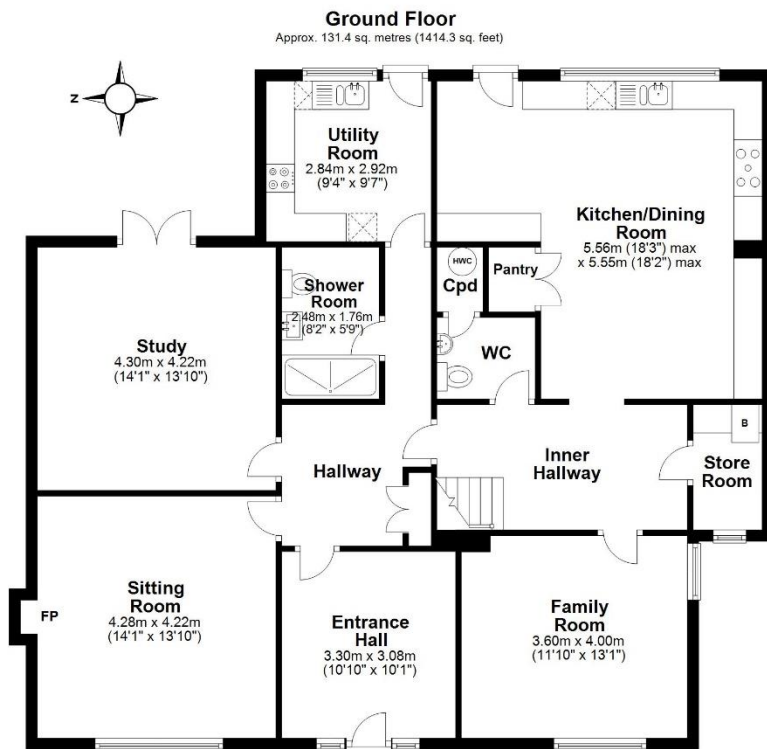
Situated in the popular village of Henham which benefits from a church, primary school, village shop and post office, public house, tennis club and many fine country walks. The town of Stansted is located approximately 3.5 miles away while the market towns of both Saffron Walden and Bishop's Stortford are approximately 8 miles away. All offer a number of excellent schools, a comprehensive range of shopping and leisure facilities and transport links including a mainline rail service to London Liverpool Street. For the commuter Elsenham Station is within a mile with trains to Liverpool Street in under an hour.

SERVICES

Mains water and electricity connected. Internet speed is very quick and easy with Gigaclear, and the property is "fibre ready".

EPC RATING:

Band D



Total area: approx. 257.5 sq. metres (2771.2 sq. feet)

Floor plan for guidance only
Plan produced using PlanUp.

The Agent has not had sight of the title documents and therefore the buyer is advised to obtain verification of the tenure from their solicitor or surveyor. All measurements are approximate. The Fixtures, Fittings & Appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs and floor plans are reproduced for general information and it cannot be inferred that any item shown is included in the sale. You are advised to contact the local authority for details of Council Tax, Business Rates etc. Every care has been taken with the preparation of these Sales Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, we will be pleased to check the information for you. These Particulars do not constitute a contract or part of a contract.



