



1 Haynes Road, Clavering  
CB11 4FB



ARKWRIGHT & CO  
RESIDENTIAL & COMMERCIAL AGENTS



# 1 Haynes Road

Clavering | Essex | CB11 4FB

Guide Price £575,000

- Stunning 4-bedroom link detached family home finished to a high level of specification
- Living room with log burner
- Beautiful principal bedroom with en suite shower room
- Good sized plot with rear garden, ample off-road parking and garage
- EV car charging point
- Situated on the edge of this popular village
- Offered with no upward chain
- EPC: B
- Council Tax Band: C

## The Property

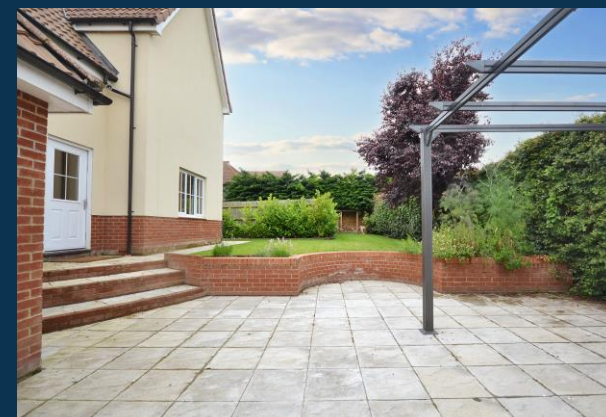
A superb four-bedroom, two-bathroom detached family home ideally situated close to the heart of this popular village. Benefitting from a private rear garden, off road parking, garage and is offered with no upward chain.

## The Setting

Clavering is one the region's most popular villages with an outstanding primary school, a supermarket and post office, the renowned Cricketers public house and restaurant, and a village hall with an award-winning playing field. It is approximately 8 miles from the market towns of Saffron Walden and Bishops Stortford, both of which have excellent educational, shopping and recreational facilities. There are mainline stations at Audley End and Bishops Stortford (Liverpool Street and Cambridge). There is access to the M11 at Junctions 8 and 9. The University City of Cambridge is approximately a 35-minute drive away

## The Accommodation

In detail, the property comprises on the ground floor of a light and airy entrance hall where stairs rise to the first floor, built in storage cupboard, cloakroom with wash hand basin and W.C and doors leading to the adjoining rooms. The sitting room is a wonderful room filled with natural light from a large window to the rear aspect. There is also a feature fireplace with a woodburning stove and mantle above. The kitchen/breakfast room is well appointed with a matching range of base and eye level units with complimentary worksurface over, incorporating a stainless-steel sink and drainer unit. Integrated appliances include an electric oven, gas hob with extractor fan above and dishwasher. Further, there is





also a door leading out to the rear of the property. The ground floor is completed by a dining room, accessed by french doors with a large window to front aspect.

The first-floor landing has a built-in storage cupboard and doors to four bedrooms and family bathroom. The principal bedroom is a large double bedroom with window to front aspect and en suite. Comprising a shower enclosure, W.C, vanity wash hand basin and heated towel rail. The second double bedroom benefits from a window to side aspect. A third double bedroom has a window to side aspect. The fourth double bedroom has a window to front aspect. The family bathroom comprises panelled bath with shower attachment over, W.C, vanity wash hand basin and heated towel rail.

### Outside

The property sits on a corner plot in an attractive residential cul-de-sac, with a driveway to one side providing off-street parking with EV charging point and gives access to the garage. With an up and over door, power and lighting connected and personal door to the garden. The rear garden is laid predominantly to lawn with a sunken paved terrace, ideal for alfresco dining, outdoor entertaining and enjoying the late evening sun.



### Services

Mains electric, water and drainage are connected. Gas fired central heating. Superfast broadband is available and mobile signal is good.

**Tenure** – Freehold

**Property Type** – Link- detached

**Property Construction** – Brick with tiled roof

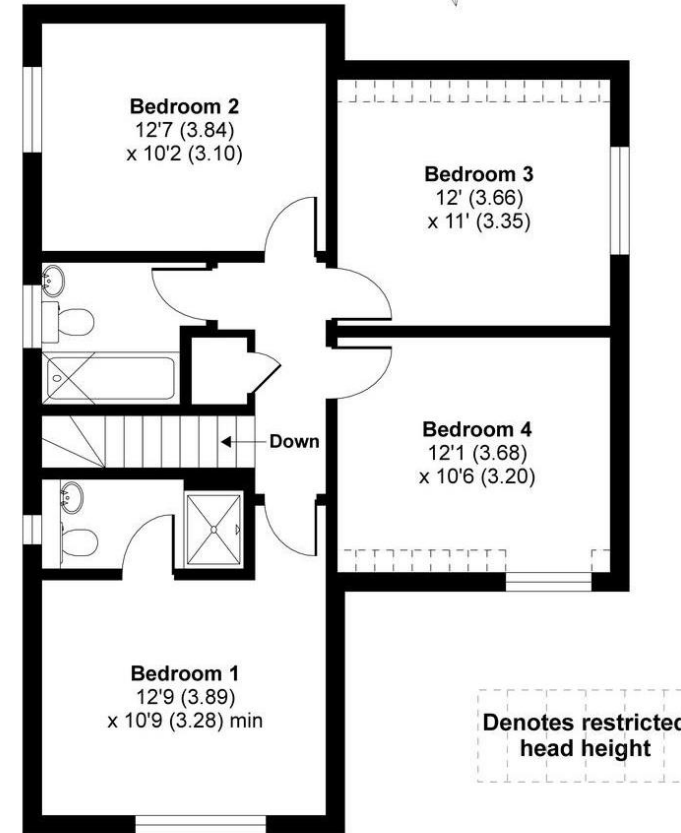
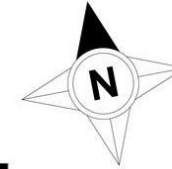
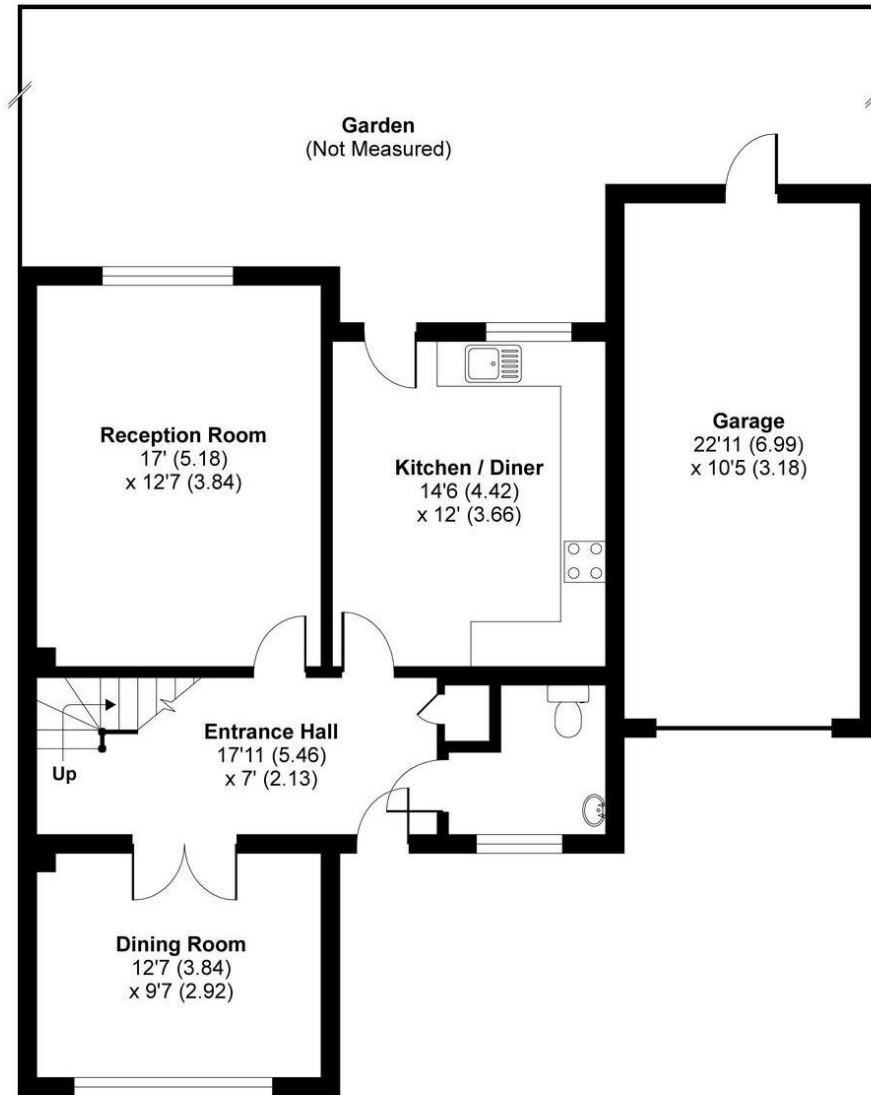
**Local Authority** – Uttlesford District Council

**Agents Note** – £800.00 p.a





Approximate Area = 1687 sq ft / 156.7 sq m (includes garage)  
 Limited Use Area(s) = 20 sq ft / 1.9 sq m  
 Total = 1707 sq ft / 158.6 sq m  
 For identification only - Not to scale



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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