

Kevin Henry

EST. 1988



1 HOWE CLOSE, CATMERE END, SAFFRON WALDEN, CB11 4XH

SAF100050-0003

1 MARKET STREET, SAFFRON WALDEN, ESSEX, CB10 1JB, SAFFRON WALDEN: 01799 513632
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A VERY RARE OPPORTUNITY to purchase a substantial, 3 bedroom semi-detached house on a large plot overlooking beautiful countryside. Situated in the quiet countryside village of Catmere End, this property has so much potential for extending (subject to planning) and further improvements.

PROPERTY AT A GLANCE

- Huge potential
- Double-glazing
- Quiet sought-after village location
- Large wrap-around garden
- Overlooking countryside
- Beautiful views
- Ample off-street parking
- Garage
- No onward chain

The property comprises of entrance hall, dining room/study, living room with fireplace housing electric fire, kitchen, 3 good sized bedrooms, and a family bathroom. As you look over the views of the countryside you may be lucky enough to spot a herd of deer that graze in the field behind!

CATMERE END

The picturesque village / hamlet of Catmere End is situated just four miles from Saffron Walden. Surrounded by beautiful countryside and parts of the Audley End Estate, this really is an idyllic place to live, yet still very convenient for the M11 access point and Audley End railway station.

Asking Price £425,000 - Freehold



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ENTRANCE HALL:

With understairs cupboard.

DINING ROOM:

11'9" x 9'5" (3.58m x 2.88m)

Window to front aspect, boarded-up fireplace.

SITTING ROOM:

14' x 13' (4.27m x 3.97m)

Storage heater, electric fire, window to front aspect with beautiful views.

KITCHEN:

13'4" x 7'1" (4.06m x 2.15m)

Range of base and eye-level units, pantry with shelving, plumbing for washing machine, fridge and oven, stainless steel sink and drainer, fixed breakfast table with seating, door leading to outbuildings.

FIRST FLOOR LANDING:

Access to loft space.

MASTER BEDROOM:

12'11" x 11'6" (3.93m x 3.49m)

Window to front aspect with lovely views, storage heater and access to airing cupboard.

BEDROOM 2:

11'6" x 9'7" (3.49m x 2.92m)

Window to front and side aspects.

BEDROOM 3:

9'7" x 9'1" (2.93m x 2.76m)

Window with amazing views to the rear aspect overlooking the garden and fields.

FAMILY BATHROOM:

Comprising panelled bath, low-level WC and wash hand basin.

OUTBUILDINGS:

These are off the kitchen and comprise storage cupboard, WC and a lean-to with a reading area.

GARAGE & PARKING:

There is a garage with storage and driveway parking.

OUTSIDE:


There is a wrap-around garden that overlooks beautiful countryside and is laid mainly to lawn, with mature shrubs and trees, and access to the front of the property.

LOCAL AUTHORITY:

For further information on the local area and services, log onto www.uttlesford.gov.uk

COUNCIL TAX:

Band D.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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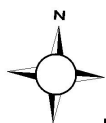


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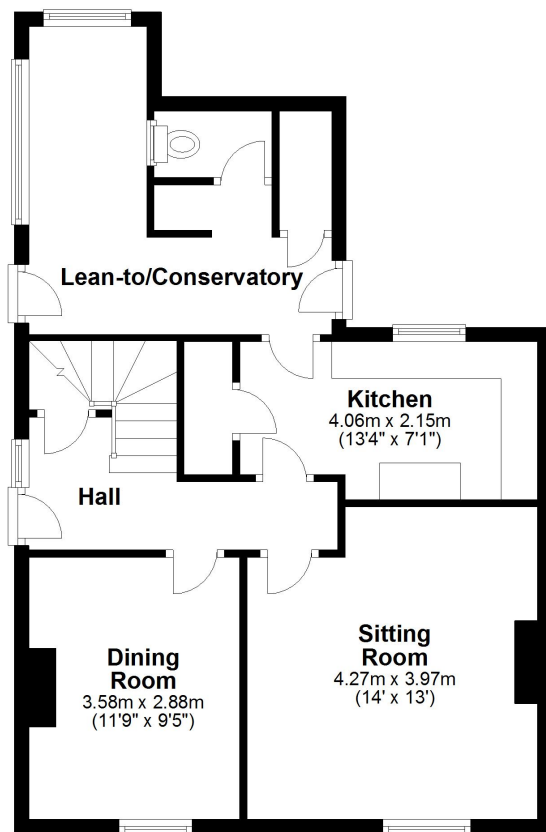


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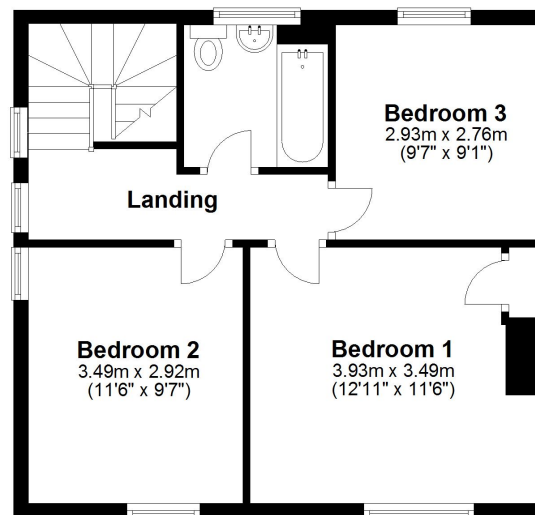
1 Howe Close Catmere End



Ground Floor



First Floor



Approx gross internal floor area 105 sqm (1125 sqft)

Agents Note:

For clarification, purchasers should be aware that the agent has prepared these sales particulars as a general guide. The agent has not carried out a detailed survey nor tested the services, or other specific fittings. Room sizes should not be relied upon for carpets and furnishings. The agent has not checked the legal documents to verify the freehold/leasehold status of the property. The prospective purchaser is advised to obtain verification from their surveyor. Any moveable contents, fixtures or fittings, whether wired or not, referred to in these property particulars, including any shown in photographs, are, unless stated, excluded from the sale.

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to changing legislation, changing markets and the development of the surrounding communities. For over 28 years, KevinHenry have been proud to offer a comprehensive range of services, delivered by a committed team of professionals. Our customer service is so good that most instructions we receive today are as the result of repeat business or recommendation.



■ FinePropertyCollection

The Fine Property Collection shows the cream of higher value properties in the area to discerning buyers across the country. Upgrading your property to the Collection gives the added benefits of interactive floor plans, quality 'glossy' brochure, additional newspaper advertising, professional photography, an upgraded web presence and much more.

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