



The Claygate The Orchard, Kedington Haverhill CB9 7NN

welcome to

The Claygate The Orchard, Kedington Haverhill

THE CLAYGATE - A spacious hallway leads to a separate lounge to retire to in the evening, a separate study room, downstairs WC before entering an open plan kitchen/diner with French doors into a lush landscaped rear garden. First floor boasts four bedrooms, master with en-suite & a family bathroom.



Accommodation

Agents Note



 **Ground Floor**



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- BOOK A PRIVATE TOUR OF THE DEVELOPMENT
- INTERNAL CHOICES AVAILABLE TO VIEW IN SALES SUITE
- Detached with 4 bedrooms
- Garage & 2 x parking spaces
- Beautiful scenic countryside views surrounding

Tenure: Freehold EPC Rating: Exempt

£450,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HST108531



Property Ref:
HST108531 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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