



JAMIE WARNER  
— ESTATE AGENTS —



## 31 Helions Park Avenue, Haverhill, CB9 8BN

Guide Price £279,950

- Three Generous Bedrooms
- Downstairs Shower Room
- Off-Road Parking
- Sitting Room With Attractive Bay Window
- First Floor Family Bathroom
- Town Centre Location
- Kitchen/Dining Perfect For Entertaining
- Rear Garden In Excess Of 100ft
- No Onward Chain

# 31 Helions Park Avenue, Haverhill CB9 8BN

Nestled in the sought-after Helions Park Avenue in Haverhill, this charming semi-detached house from the 1940s boasts a delightful blend of character and modern convenience.

As you step inside, you are greeted by a spacious sitting room adorned with an attractive bay window, perfect for relaxing or entertaining guests. The generous kitchen dining room offers ample space for family meals and gatherings, making it the heart of the home.

With three bedrooms, this extended property provides plenty of room for a growing family or those in need of a home office or guest room. The downstairs shower room and first-floor bathroom ensure convenience and comfort for all residents.

One of the standout features of this property is the extensive garden, stretching over 100ft, providing a tranquil outdoor space for children to play, keen gardeners to potter, or for hosting summer barbecues with friends and family.

Convenience is key with off-road parking for two vehicles, a coveted feature in this popular town centre location. Whether you're commuting to work or exploring the picturesque surroundings, having parking readily available is a luxury.

If you're looking for a characterful home with modern amenities, ample outdoor space, and a prime location, this three-bedroom gem on Helions Park Avenue is sure to capture your heart. Book a viewing today and envision the endless possibilities this property holds.



Council Tax Band: B



## Haverhill

Haverhill, the fastest-growing market town in Suffolk, offers a thriving and convenient lifestyle. Its prime location allows easy access to Cambridge (17 miles), London Stansted Airport (around 30 minutes drive), and the M11 corridor. The town boasts a mainline rail station at Audley End (12 miles), with direct links to London Liverpool Street.

Despite its excellent transportation connections, Haverhill remains an affordable place to buy and rent a property. The ongoing investments, both private and public, contribute to its continuous growth in residential, commercial, and leisure facilities. The town features a vibrant High Street with a popular twice-weekly market, out of town shopping, as well as an array of public houses, cafes, restaurants, social clubs, and hotels. For sports enthusiasts, there is an esteemed 18-hole golf course, Haverhill Tennis Club, The New Croft's all-weather sports facility with two full-size 3G pitches, and Haverhill Rugby Club. These clubs offer teams and coaching for various age groups.

Haverhill also boasts a comprehensive nursery and schooling system, a well-utilized sports centre with all-weather pitches, various churches, and much more. The town centre continues to attract a growing number of national chains, and there is even a town centre multiplex cinema complex with associated eateries.

Discover the allure of Haverhill – a town that seamlessly blends convenience, affordability, and a wide range of amenities.

## Entrance Hall

The double-glazed entrance door opens into the hallway, featuring a radiator, stairs leading to the first floor, and an entrance to the sitting room.

## Sitting Room

14'4" x 11'9"

Front-facing bay window floods the room with abundant natural light, complemented by a charming coal effect electric fireplace and a radiator.

## Kitchen/Dining Room

18'9" x 10'0"

Equipped with a coordinated set of base and eye-level units, featuring oak worktops. Includes a stainless steel sink with a single drainer and mixer tap, plumbing for a washing machine, space for a fridge/freezer, and a cooker with an extractor hood. The window at the rear offers a view of the garden. Also includes a storage cupboard and a radiator.

## Shower Room

Fitted with piece suite comprising tiled shower with fitted electric shower over, pedestal wash hand basin with tiled splashbacks, low-level and heated towel rail, window to rear, wall mounted gas boiler, door.

## Landing

Window to side, door to:

## Bedroom 1

10'9" x 9'9"

A double bedroom with a rear window overlooking the garden and a radiator.

## Bedroom 2

10'0" x 14'10"

A second double bedroom featuring a window overlooking the front, a storage cupboard, and fitted wardrobes.

## Bedroom 3

11'5" x 6'10"

A spacious single bedroom with a rear-facing window providing a garden view, equipped with a radiator.

## Bathroom

Featuring a three-piece suite including a panelled bath with a mixer tap, a pedestal wash hand basin, and a low-level WC. Tiled splashbacks, a window to the side, and a radiator complete this space.

### Outside

The property boasts a generous rear garden spanning over 100ft. A paved patio directly connected to the house offers a charming space for entertainment and relaxation. The rest of the garden is beautifully maintained with a lawn. There is a gate at the garden's end and another gate on the property's side leading to the driveway. Residents from the neighbouring property also have a right of passage.

### Off-Road Parking

A block-paved driveway offers off-road parking for two vehicles.

### Viewings

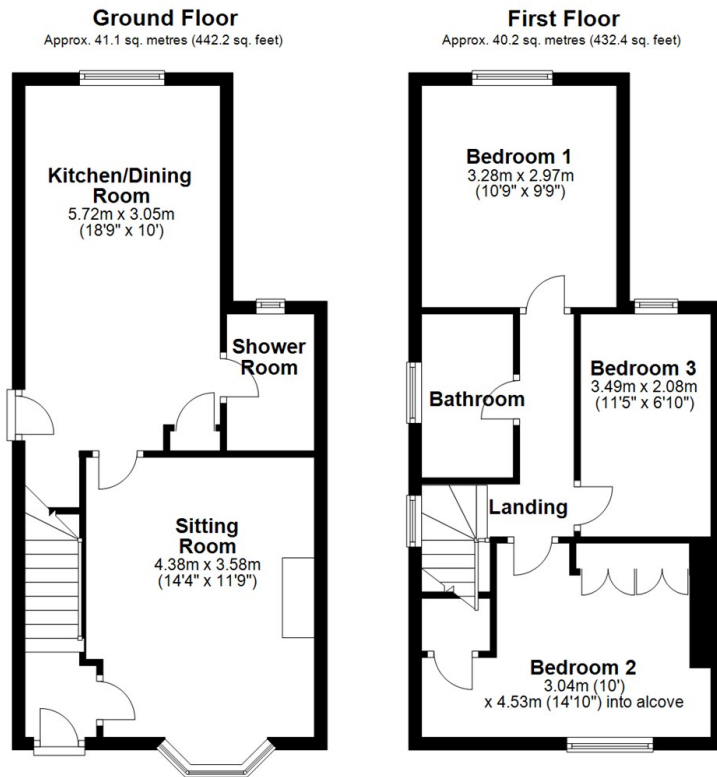
By appointment with the agents.

### Special Notes

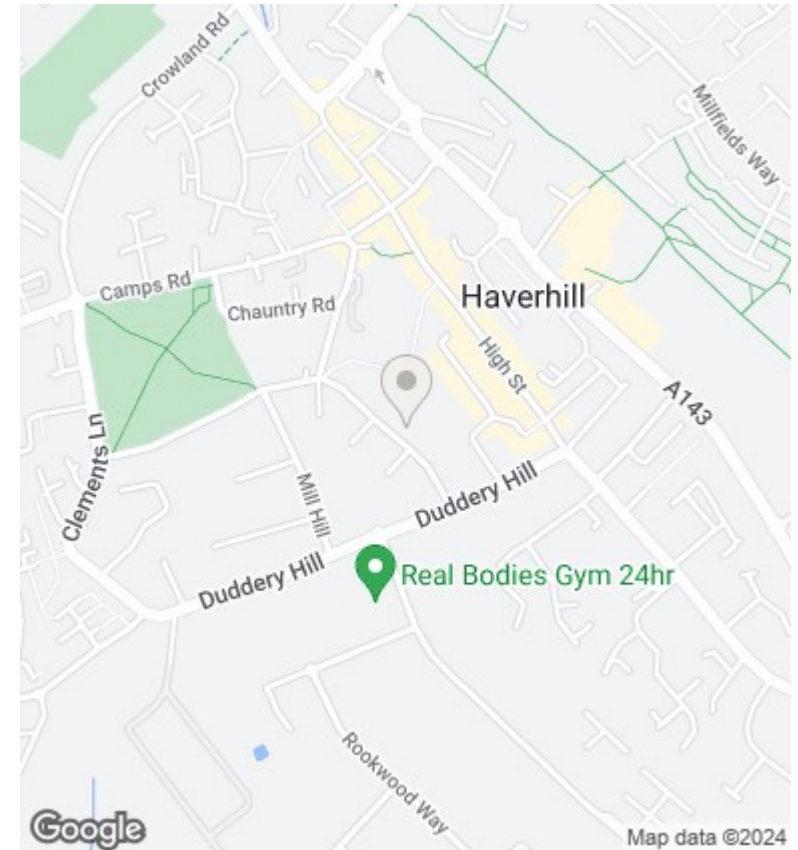
1. None of the fixtures and fittings are necessarily included. Buyers should confirm any specific inclusions when making an offer.
2. Please note that none of the appliances or the services at this property have been checked and we would recommend that these are tested by a qualified person before entering into any commitment. Please note that any request for access to test services is at the discretion of the owner.
3. Floorplans are produced for identification purposes only and are in no way a scale representation of the accommodation.







Total area: approx. 81.3 sq. metres (874.6 sq. feet)



## Viewings

Viewings by arrangement only. Call 01440 712221 to make an appointment.

## Council Tax Band B

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