



**SCOTT  
MADDISON**



**111 Kings Road**

Halstead CO9 1HH

Offers Over £300,000

Freehold





# 111 Kings Road

Halstead CO9 1HH

Offers Over £300,000



Part glazed composite entrance door to

## HALL

16' in length (4.88m in length)

Radiator. Stairs rise to the first floor.

## DINING ROOM

14'2 x 9'7 (4.32m x 2.92m)

Double glazed bay window to front. Radiator. Tiled original open fire place.

## SITTING ROOM

13'1 x 12'2 (3.99m x 3.71m)

Radiator. Double glazed window to rear. Wooden floor. Wood/coal burner. Under stairs storage cupboard.

## KITCHEN

9'11 x 8'5 (3.02m x 2.57m)

A tasteful kitchen comprising Butler sink, sealed oak work top surfaces to both sides. Cream fronted base units incorporating corner carousel storage unit. Four ring gas cooker (to remain), extractor canopy over. Work top to the opposite wall. Base cupboards and drawers, and further unfolding bin storage. Double glazed window and door to side.

Connecting to

## UTILITY AREA

Wall mounted gas fired boiler. Washing machine (to remain). Door to

## BATHROOM

8'11 x 7'8 (2.72m x 2.34m)

White suite comprising full length panelled bath, low

level WC, wash hand basin. Tiled walk-in shower cubicle. Double glazed window to side.

## LANDING

Radiator. Cupboard housing the electric meter. Access to loft space.

## BEDROOM ONE

13'0 x 12'3 (3.96m x 3.73m)

Double glazed window to front. Two built in double wardrobe cupboards. Original fire place. Radiator.

## BEDROOM TWO

12'2 x 9'6 (3.71m x 2.90m)

Over stairs storage cupboard. Double glazed window to rear. Radiator.

## BEDROOM THREE

10'0 x 8'4 (3.05m x 2.54m)

Double glazed window to side. Radiator. Storage cupboard.

## OUTSIDE

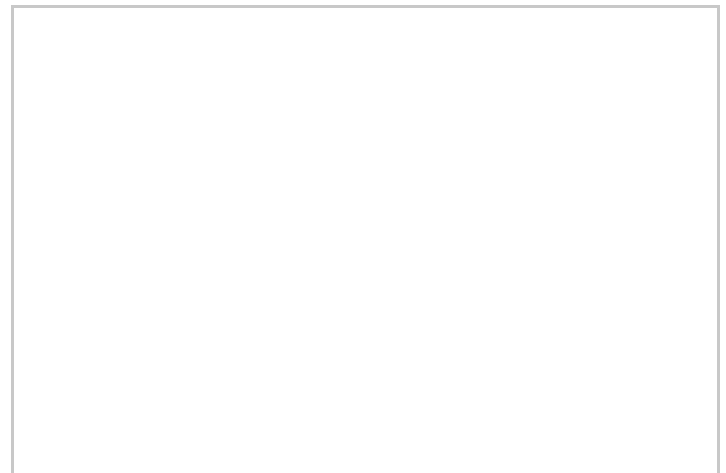
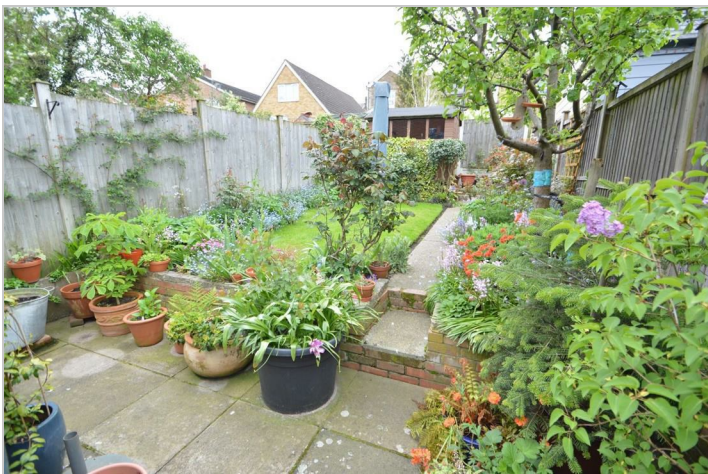
The rear garden extends to approximately 40' in depth, enjoying a south westerly aspect, path to the immediate rear and log store, leads to patio terrace. Raised lawn area, path to rear boundary. Timber garden shed. Various flower and shrub display borders. Path and gate providing it's own pedestrian side access to the front enclosed low maintenance garden and gate.

## SERVICES

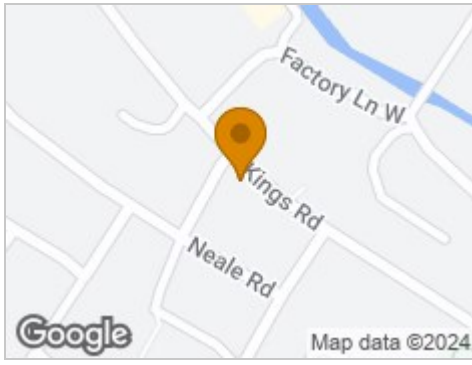
We understand that mains electricity, gas and water are connected to the property.

Tel: 01787 479988





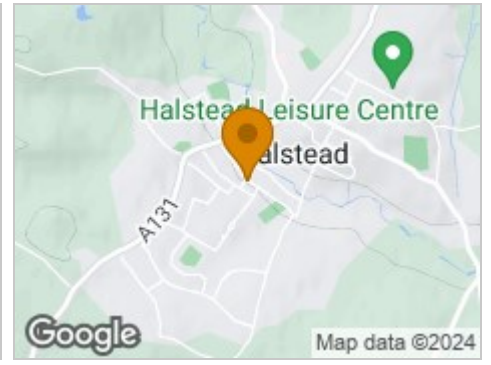
## Road Map



## Hybrid Map



## Terrain Map



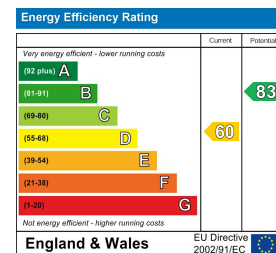
## Floor Plan



## Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.