



**SCOTT
MADDISON**



125 Hawthorn Close

Halstead CO9 2TX

Asking Price £315,000

Freehold



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ENTRANCE HALL

UPVC entrance door to hall, stairs rise to the first floor. Radiator. Door to lounge.

SITTING ROOM

19'9" x 11'6" (6.02m x 3.51m)

19 feet 9 x 11 feet 6, double glazed window to front, gas coal effect real flame fire, and radiator.

DINING ROOM

11'11" x 8'2" (3.63m x 2.49m)

11 feet 11 x 8 feet 2, double glazed patio doors to rear, under stair storage cupboard.

KITCHEN

11'10" x 6'3" (3.61m x 1.91m)

Range of base units incorporating 11 feet 10 x 6 feet 3 comprising stainless steel single drainer sink unit. Worktop surface to both sides cutlery drawers, matching wall cupboards over, plumbing for automatic washing machine and dishwasher. Built in 4-ring gas hob, electric oven, and grill under, wall cupboards, radiator, and double glazed window to rear. Landing, cupboard housing the hot water cylinder, and cupboard housing the gas fired boiler.

FIRST FLOOR LANDING

Cupboard with immersion tank, cupboard housing the gas boiler.

BEDROOM ONE

14'9" x 10'3" (4.50m x 3.12m)

14 feet 9 x 10 feet 3, two double glazed windows to front. Radiator, two Treble built wardrobe cupboards.

BEDROOM TWO

11'9" x 8'2" (3.58m x 2.49m)

11 feet 9 x 8 feet 2, double glazed window to rear, enjoying part open views over playing field, radiator.

BEDROOM THREE

8'8" x 6'3" (2.64m x 1.91m)

8 feet 8 x 6 feet 3, double glazed window to rear, enjoying part open views over playing field, radiator.

BATHROOM

Suite comprising glazed window to side, full length panel bath with electric shower over, low level WC, wash hand basin, double radiator.

OUTSIDE (Front)

Parking space, and path to main entrance.

OUTSIDE (Rear)

Rear, extends to approximately 32 feet in depth. Patio to the immediate rear. Two raised lawn sections beyond shed. Garden shed to remain, all enclosed by lapped panel fencing, side gate access to the front. Open plan low maintenance tarmac/allocated parking

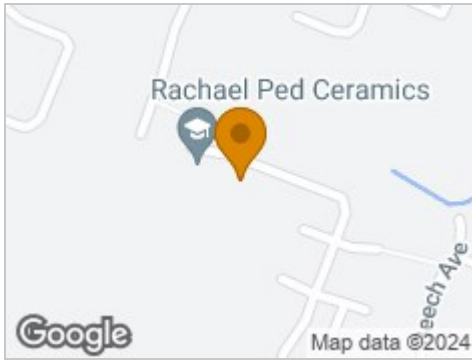
SERVICES

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

Council Tax Band: C.



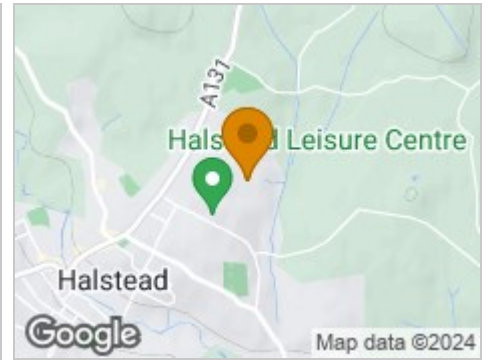
Road Map



Hybrid Map



Terrain Map



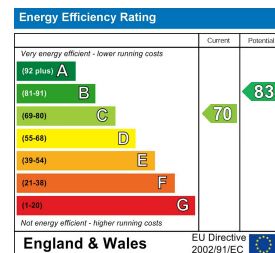
Floor Plan



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.