



**SCOTT
MADDISON**



44 Stanley Road

Halstead CO9 1LA

Asking Price £275,000

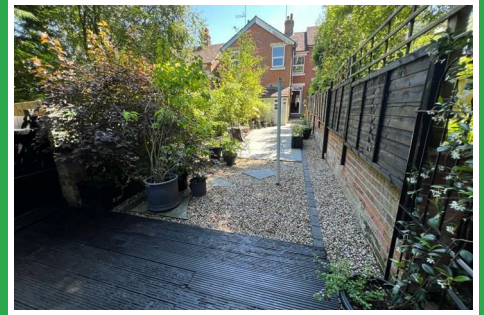
Freehold



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SITTING ROOM

12' 6" x 11' (3.66m 1.83m x 3.35m)

Feature: Tasteful fireplace. Door and window to front, wooden floor.

INNER LOBBY

Stairs rise the the first floor.

DINING ROOM

12' 6" x 11' 9" (3.66m 1.83m x 3.35m 2.74m)

Door to rear aspect, Wooden floor boards, under stairs storage cupboard, radiator.

KITCHEN

10' 3" x 7' 1" (3.05m 0.91m x 2.13m 0.30m)

Tastefully fitted with a range of white wall and base units. Integrated electric oven gas hob over with extractor canopy above, Gas fired boiler. Window and door to side.

LANDING

Landing access to loft which we understand is insulated half boarded with light. Radiator with cover. wooden floor.

BEDROOM ONE

12' 6" x 10' 11" (3.66m 1.83m x 3.05m 3.35m)

Two windows to front aspect, built in cupboard, radiator, wooden floor boards.

BEDROOM TWO

12' x 9' 5" (3.66m x 2.74m 1.52m)

Double glazed window to rear aspect radiator wooden floorboards, radiator.

BATHROOM

Double glazed window to rear aspect. Suite comprising panelled bath with shower over, WC and wash and basin., chrome ladder radiator. Cupboard housing the hot water cylinder.

REAR GARDEN

The rear garden extends to approximately 55' in depth. A beautiful, pretty landscape. Outside adjoining brick store. Gate providing foot and barrow access over the neighbouring property. Paving to the immediate rear, raised flower beds. Decking occupying the rear garden.

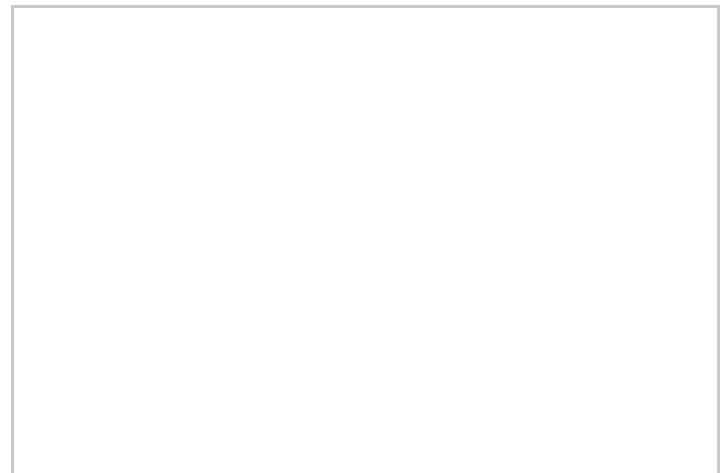
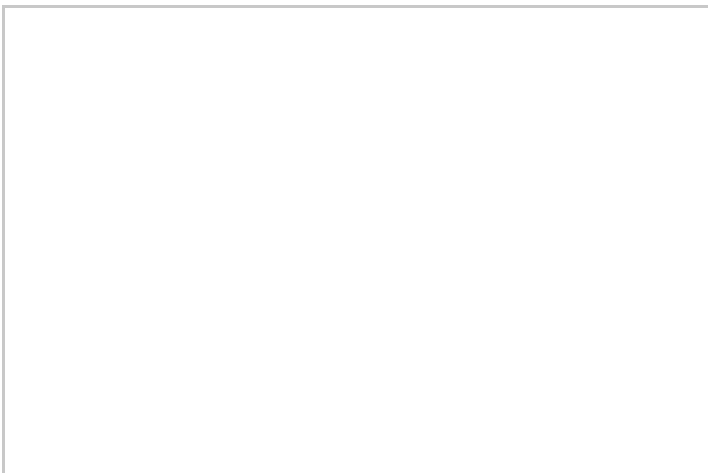
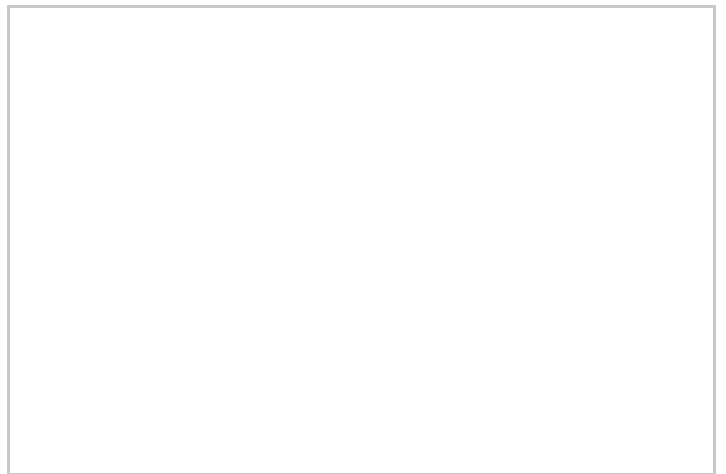
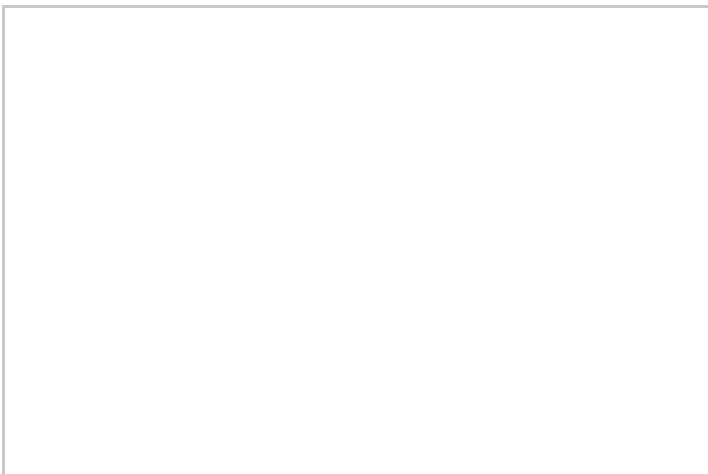
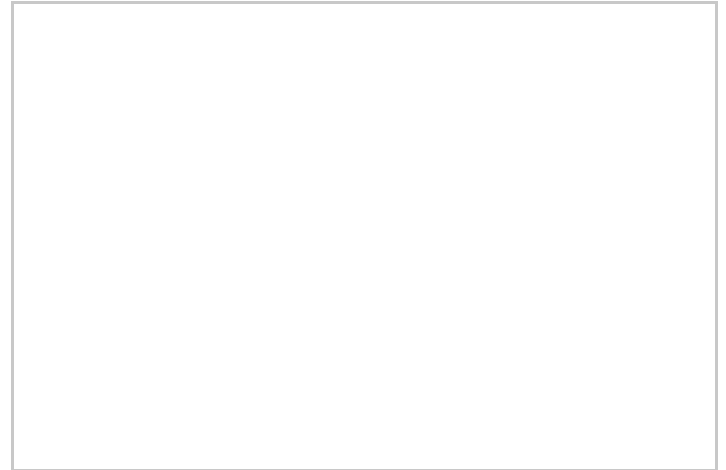
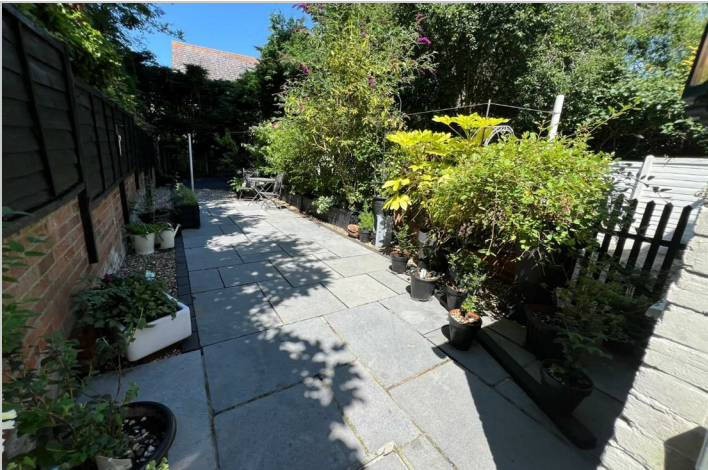
FRONT

Small enclosed garden with wrought iron fencing, gate and path to main entrance.

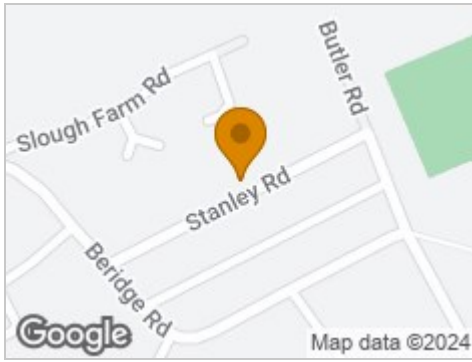
SERVICES

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

Council Tax Band B.



Road Map



Hybrid Map



Terrain Map



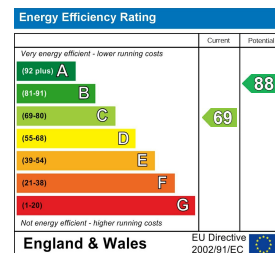
Floor Plan



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.