



**SCOTT  
MADDISON**



**26 Windmill Road**

Halstead CO9 1JN

Asking Price £289,995

Freehold



# 26 Windmill Road

Halstead CO9 1JN

Asking Price £289,995



## HALL

Half glazed entrance door to hall. Stairs rise to the first-floor landing.

## LOUNGE

14'11" x 12' (4.55m x 3.66m)

Laminate flooring. Double glazed window to front. Radiator. Under stairs storage cupboard

## KITCHEN/DINER

14' x 9' max (4.27m x 2.74m max)

Comprising stainless steel single drainer sink unit with mixer tap, worktop surfaces. Range of base units. Recesses and connections for both washing machine and dishwasher. Electric and gas cooker point. Wall mounted gas fired boiler. Two double glazed windows to rear aspect. Radiator, door to garden.

## LANDING

Access to the insulated loft space.

## BEDROOM ONE

12'5" reducing to 8'10" x 9'1" (3.78m reducing to 2.69m x 2.77m)

Two double glazed windows to rear aspect. Radiator.

## BEDROOM TWO

11'11" x 7'4" (3.63m x 2.24m)

Double glazed window to front aspect. Radiator. Built in double wardrobe cupboard with sliding mirror fronted doors. Cupboard housing the hot water cylinder.

## BEDROOM THREE

9'1" x 8'11" max (2.77m x 2.72m max)

Double-glazed window to front. Radiator.

## BATHROOM

8'11" x 5'1" (2.72m x 1.55m)

White suite comprising panel bath, low level WC, wash hand basin. Double glazed window to rear aspect. Radiator.

## OUTSIDE

The rear garden extends to approximately 70 feet in depth. Foot and barrow access for neighbouring properties to the immediate rear. Lawn area beyond. A super decking area for those summer evenings and entertaining. Timber garden shed to remain, 8 feet x 6. Front, open plan lawned area path to main entrance.

## SERVICES

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

Council Tax band: B.



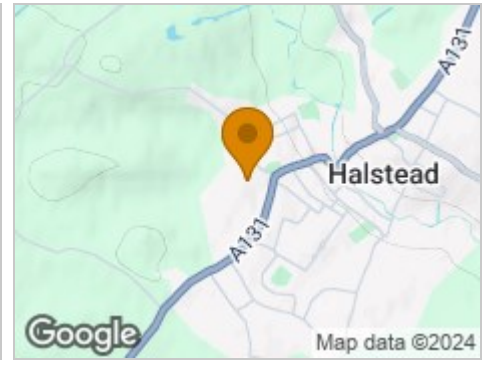
## Road Map



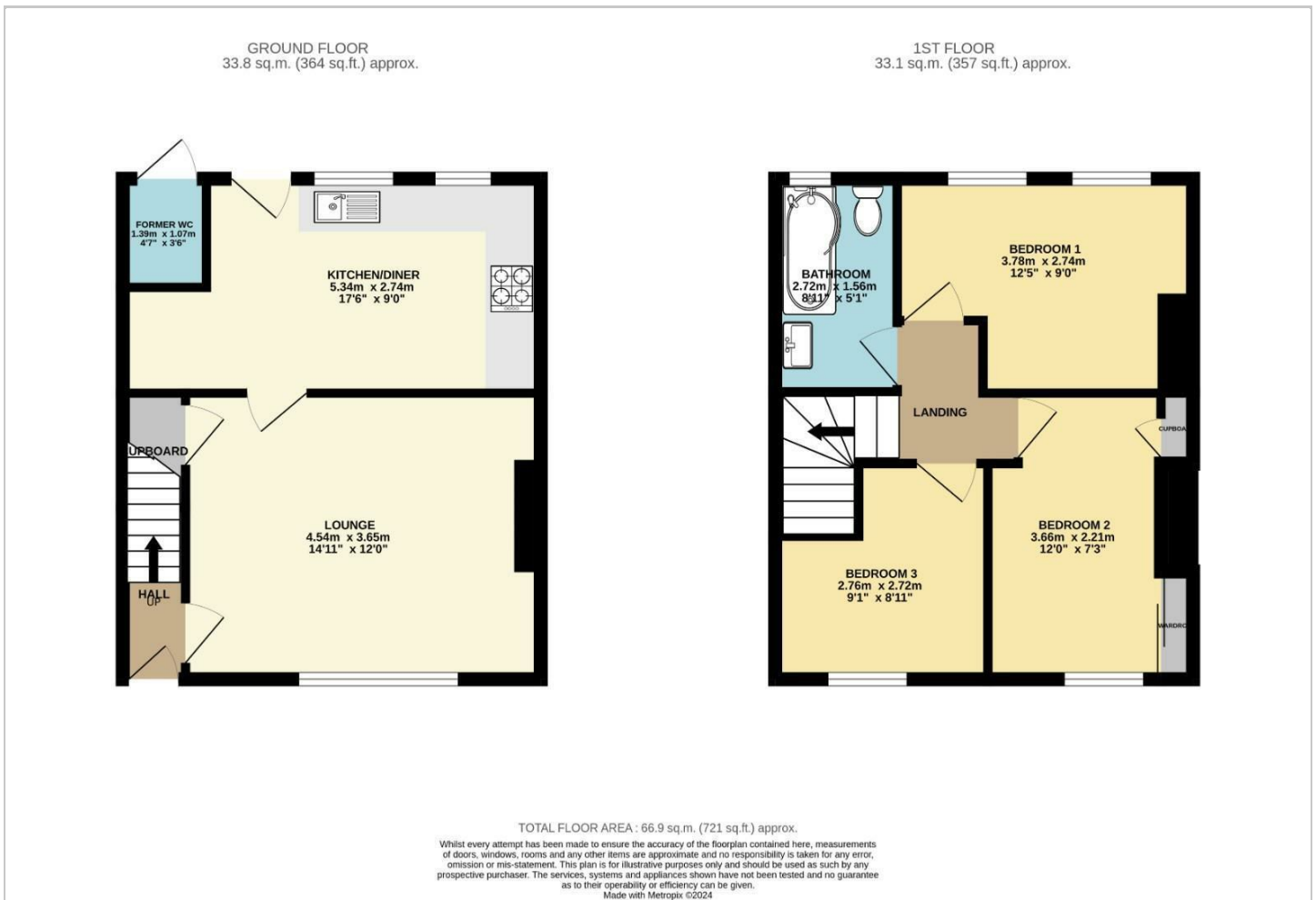
## Hybrid Map



## Terrain Map



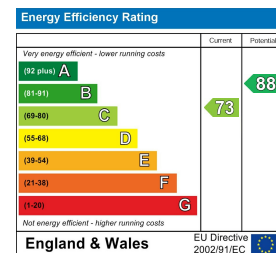
## Floor Plan



## 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.