



**SCOTT  
MADDISON**



**36 Abels Road**

Halstead CO9 1EW

Asking Price £350,000

Freehold



# 36 Abels Road

Halstead CO9 1EW

Asking Price £350,000



## HALL

Part glazed entrance door to hall. Stairs rise to the first floor landing. Radiator.

## KITCHEN

17'5" x 7'4" (5.31m x 2.24m )

An L-SHAPED ROOM. A beautifully presented kitchen with white veneer fronted units. Comprising single drainer sink unit with mixer tap. Sweeping worktop surfaces to both sides. Range of base and wall cupboards. Integrated washing machine and dishwasher. Built in four ring gas hob with electric oven and grill under. Further worktops. Radiator. Double glazed window to front aspect. Fridge freezer to remain. Tumble dryer and vent. Further base units and worktop surfaces. Stable doors to both front and rear elevations.

## LOUNGE

20'8" x 11'4" (6.30m x 3.45m)

Radiator with fitted cover. Fireplace recess. Opening to conservatory.

## CONSERVATORY

19'10" x 7'10" (6.05m x 2.39m)

UPVC double doors to rear aspect, and windows to both sides

## LANDING

Double glazed window to front. Radiator. Access to the loft space.

## BEDROOM ONE

11'9" x 11'4" (3.58m x 3.45m)

Airing cupboard. Double glazed window to rear aspect, radiator.

## EN SUITE SHOWER

Double shower, Low level WC and wash hand basin.

## BEDROOM TWO

11'9" x 8'10" (3.58m x 2.69m)

Double glazed window to rear. Radiator.

## BEDROOM THREE

8'10" x 8'7" (2.69m x 2.62m)

L-shaped maximum measurement. Double glazed window to front. Radiator.

## BATHROOM SUITE

Bathroom, suite comprising panelled bath, low level WC wash hand basin and shower cubicle. Double glazed window to front.

## OUTSIDE

A mature 80 feet rear garden, enjoying a south aspect. Patio terrace to the immediate rear.. Timber garden shed to remain raised decking and seating area ideal for the summer evenings. GAMES ROOM, 21'2" x 11 '3" with power and light connected and fitted bar. Has various options of use currently games room/study/office.

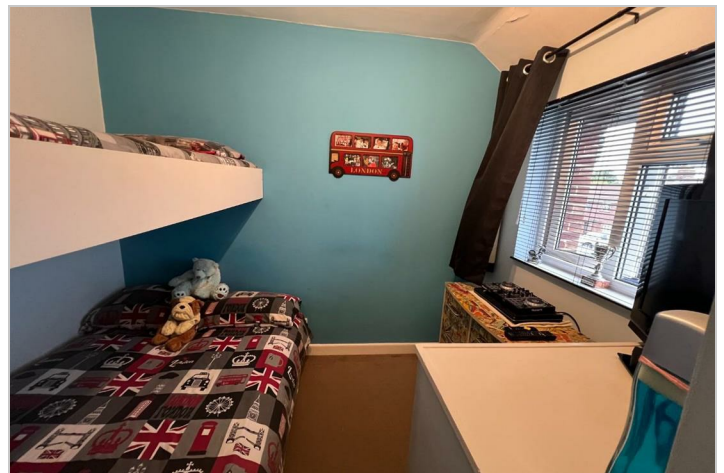
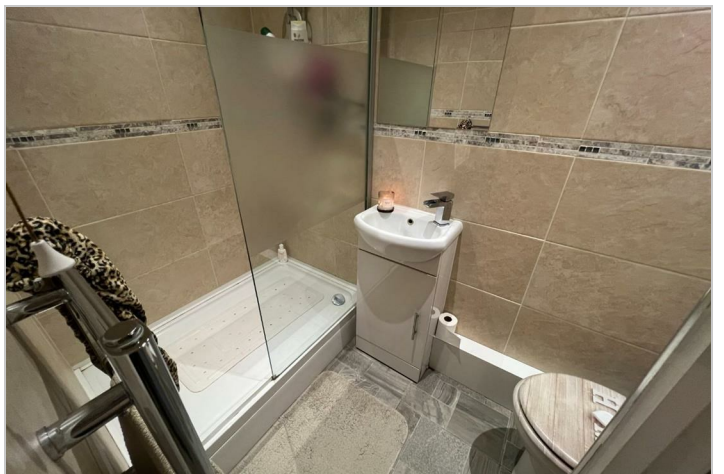
To the front, an open plan parking area for a number of vehicles.

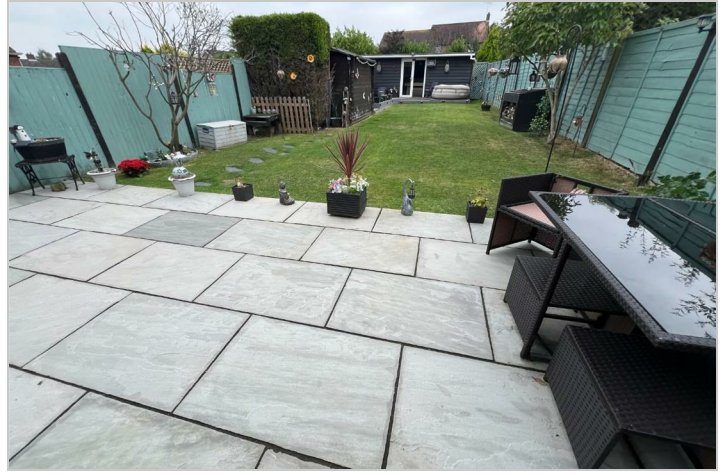
## SERVICES

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

Council Tax band: B.

Tel: 01787 479988





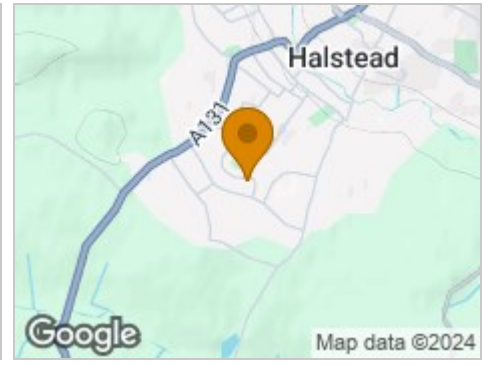
## Road Map



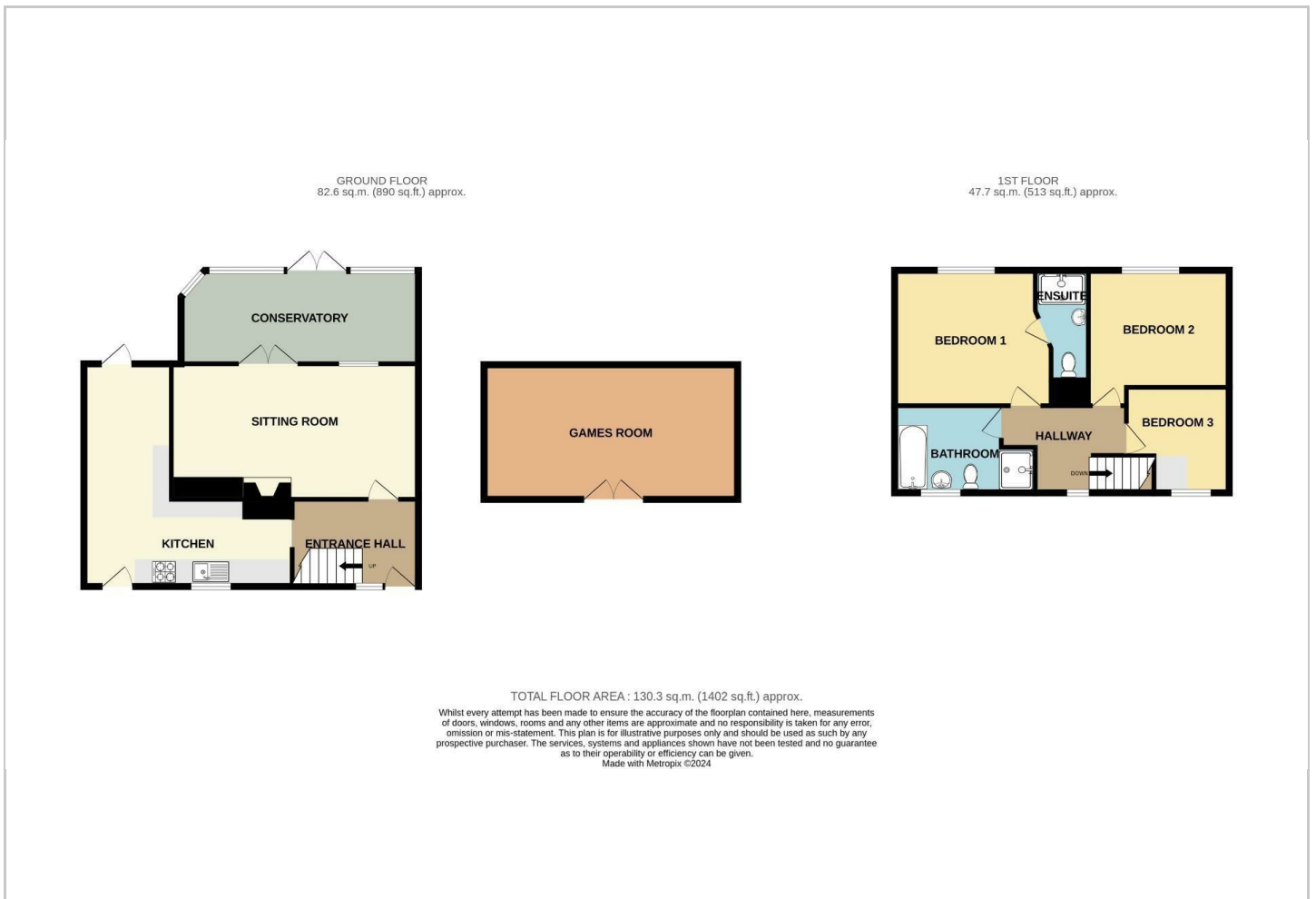
## Hybrid Map



## Terrain Map



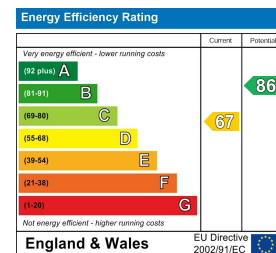
## Floor Plan



## 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.