



**40 Warren Road**

Halstead CO9 1XB

**Offers Over £245,000**  
**Freehold**





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## LOUNGE

13'6" x 12'4" (4.11m x 3.76m)

Entrance door, double glazed window to front, double radiator. stairs rise to the first floor.

## CONSERVATORY

10' x 8' (3.05m x 2.44m)

Double glazed construction on a brick plinth, double doors to the garden (requiring some structural attention).

## KITCHEN DINER

12'4" x 10'1" (3.76m x 3.07m)

Comprising one and a half bowl single drainer sink unit with worktop surfaces to both sides. Range of base units, plumbing for automatic washing machine and dish washer. Gas fired boiler, half glazed door and window to rear aspect.

## LANDING

Double glazed window to side aspect, access to the loft space.

## BEDROOM ONE

12'5" x 10'1" (3.78m x 3.07m)

Double glazed window to front, double radiator.

## BEDROOM TWO

10'2" x 6'5" (3.10m x 1.96m)

Double glazed window to rear. Radiator, built in double cupboard.

## BATHROOM

Suite comprising panelled bath, low level WC, wash hand basin, double glazed window to rear.

## OUTSIDE

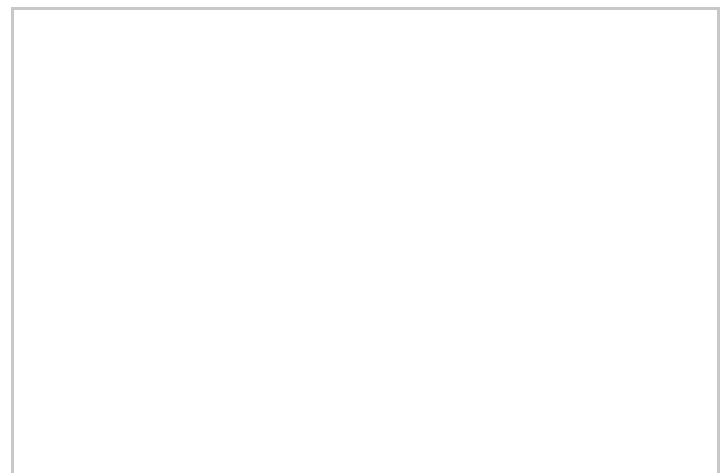
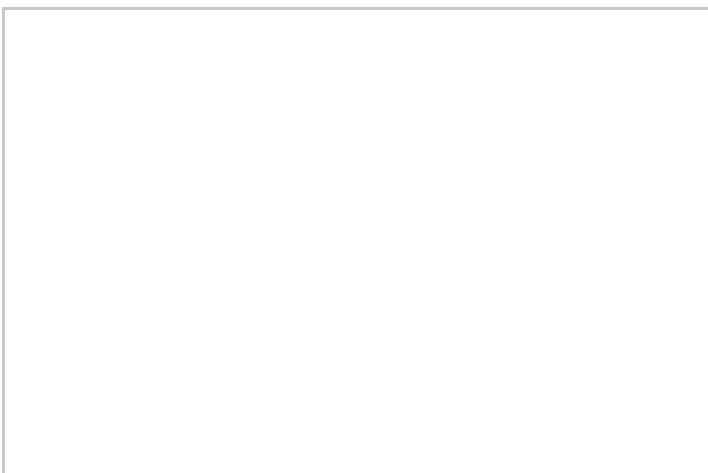
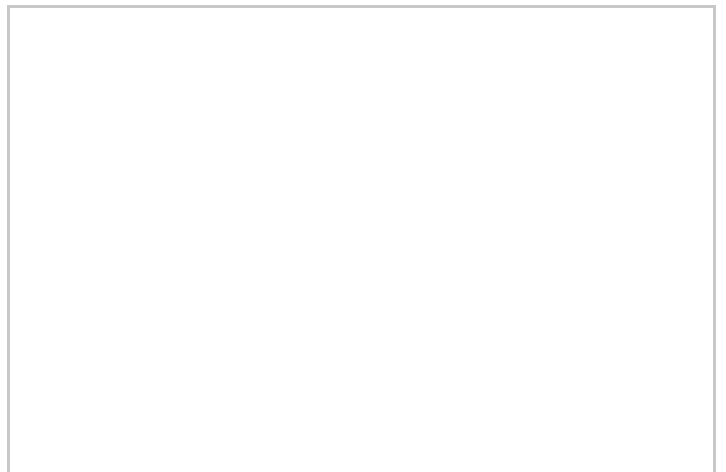
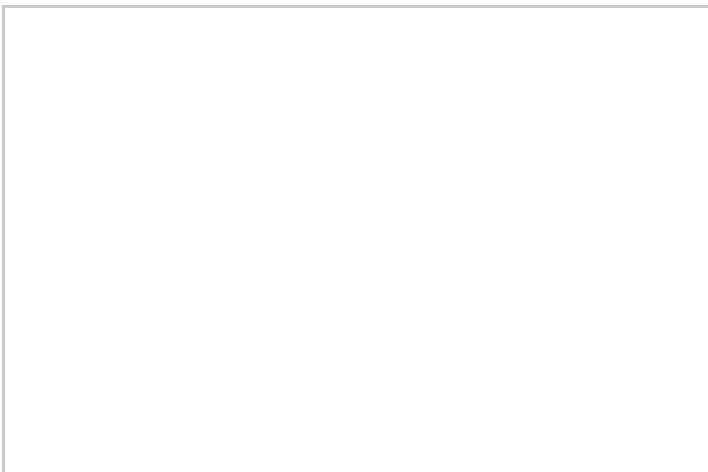
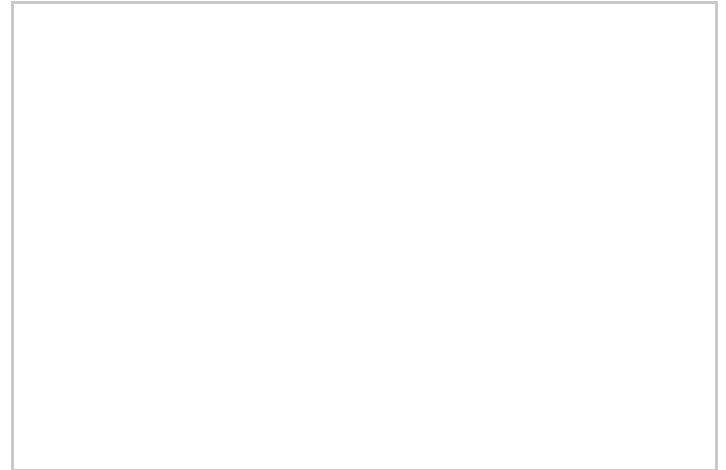
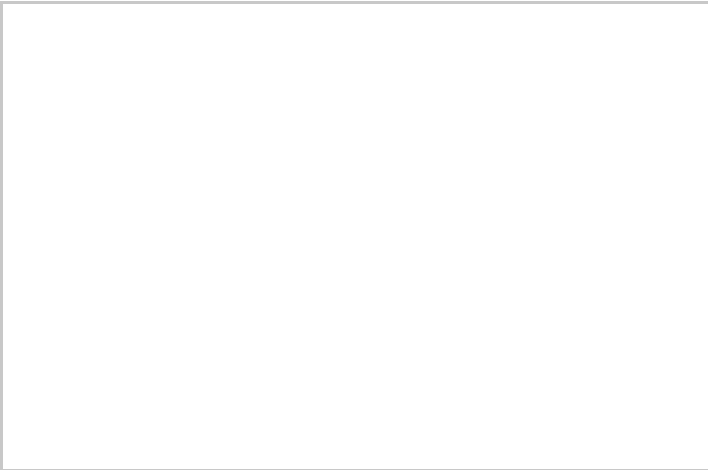
The rear garden extends to approximately 24 feet in depth enjoying a southerly aspect mainly laid to lawn. side garden area leads to the front.

## PARKING

Two allocated spaces to the front.

## SERVICES

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



Road Map



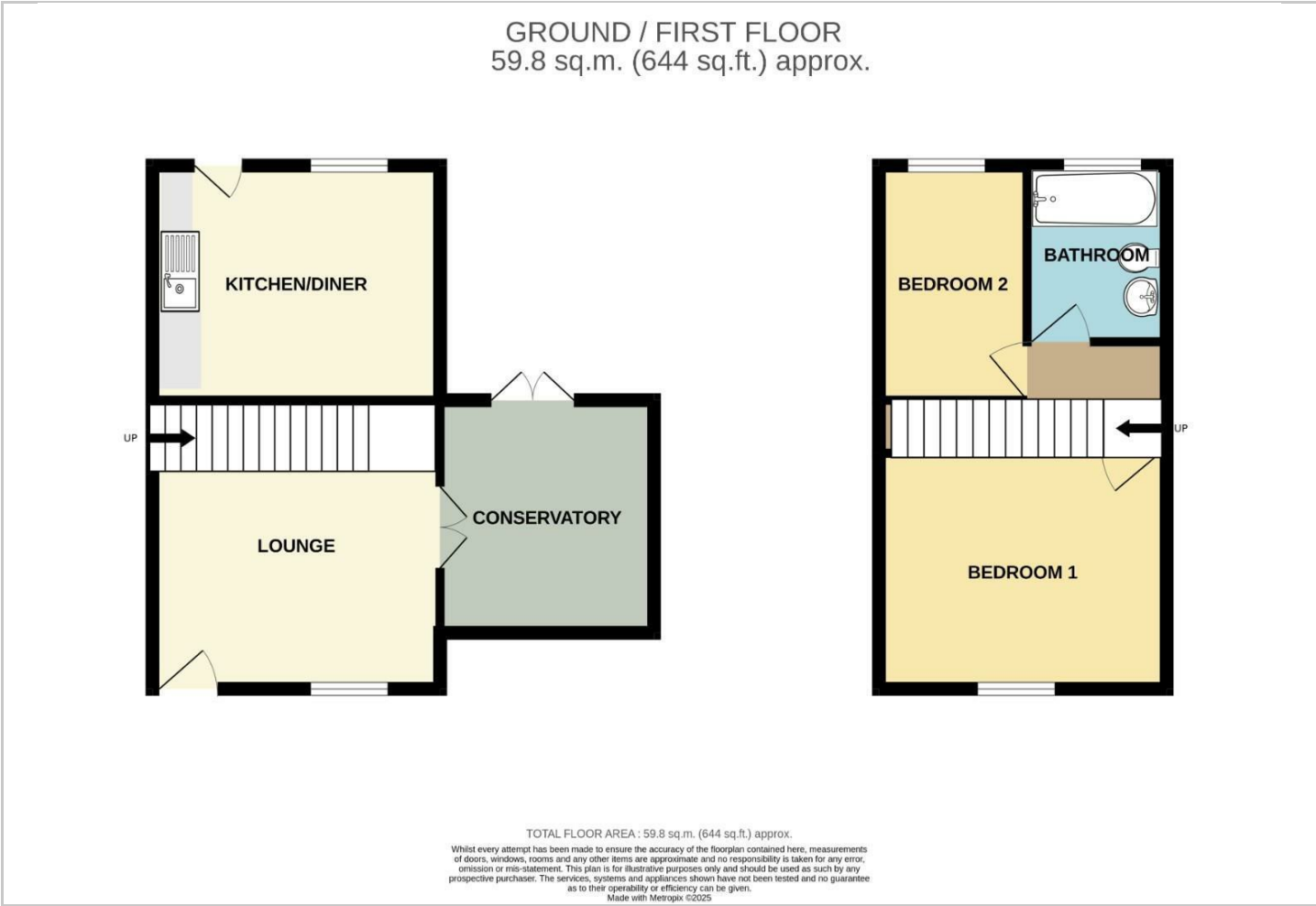
Hybrid Map



Terrain Map



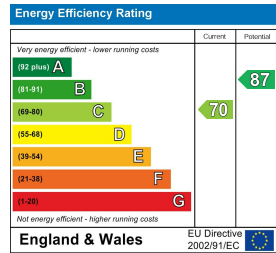
Floor Plan



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



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