



8 Heron Way

Halstead CO9 2FT

£1,450 PCM



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SCOTT MADDISON are pleased to offer for rent this link detached, three bedroom family home. Situated along a block paved private driveway on the fringe of town featuring a 23' long garage, 38' long rear garden, en-suite shower room to bedroom one and open plan kitchen/dining room.

Composite entrance door with two sealed unit double glazed panes opens into the

ENTRANCE HALL

15'8 x 3'8 widening to 7'1 (4.78m x 1.12m widening to 2.16m)
Smooth ceiling with mains powered smoke alarm. Three spot light fitting. Double radiator. Stair case rising to the first floor with fitted carpet. Ceramic tiled floor. Power points. Four panel doors open to cloakroom, sitting room and kitchen diner.

SITTING ROOM

15'7 x 10'4 (4.75m x 3.15m)
Smooth ceiling with two light fittings. UPVC double glazed window to the front elevation with single radiator beneath. Fitted carpet. Power points. Television aerial satellite phone connection points to one side of the room. Room thermostat.

CLOAKROOM

6'3 x 3'1 (1.91m x 0.94m)
The white suite comprises of an ROCA close coupled dual flush WC with concealed cistern. Floating wash hand basin with chrome lever tap and tiled splash back. Smooth ceiling. Extractor fan. UPVC double glazed window to the front elevation with privacy glass. Ceramic tiled floor continues from the entrance hall. Wall mirror.

KITCHEN DINER

17'9 x 9'10 max (5.41m x 3.00m max)
Smooth ceiling with nine recessed LED light fittings in the kitchen area and a ceiling pendant in the dining area. UPVC double glazed doors open to the rear garden. Further UPVC double glazed window from the kitchen area overlooks the rear garden. One and a half bowl stainless steel sink unit with monobloc tap inset a wood block laminate work surface with a high gloss grey cabinet door and drawer front finish,

with polished chrome handles to compliment. Range of base storage cabinets and drawers with Blomberg grey washing machine. Full size Zanussi dishwasher (to remain). Turning roll edge work surface with Zanussi inset four ring brushed chrome hob and Zanussi electric single cavity oven beneath. Further work surface with cabinets beneath. Integrated fridge freezer. Wall cabinets on two sides of the room with a brushed stainless steel Zanussi cooker hood over the hob with matching splash back. Wall mounted Potterton gas boiler is concealed behind one wall cabinet. Power points. Tiled floor continues from the entrance hall into the kitchen diner.

In the dining area is space for table and chairs, door opens to an under stairs storage cupboard.

FIRST FLOOR LANDING

Smooth ceiling. Three spot light fitting. Mains powered smoke alarm. Power points. Four panel doors open to two storage cupboards. Further four panel doors lead to

BEDROOM ONE

10'9 x 9'10 (3.28m x 3.00m)
Smooth ceiling with ceiling pendant. UPVC double glazed window to the front elevation, single radiator beneath. Power points. Television aerial socket. Fitted carpet. Room thermostat. Four panel door opens to

EN-SUITE SHOWER ROOM

7'9 x 3'11 max (2.36m x 1.19m max)
The white suite comprises ROCA low level WC, dual flush concealed cistern. Floating wash hand basin with chrome tap and pop up waste. Shower cubicle with thermostatic shower valve, sliding glass door and fixed glass pane beside. Smooth ceiling with four recessed LED light fittings. Extractor fan. Tiled splash backs. Single radiator. Grey ceramic floor tiles.

BEDROOM TWO

11'5 x 9' plus door recess (3.48m x 2.74m plus door recess)
Smooth ceiling with light pendant. UPVC double glazed window to the rear elevation with single radiator beneath. Fitted grey piled carpet. Power points.

Tel: 01787 479988



BEDROOM THREE

8'5 x 7'10 (2.57m x 2.39m)

Smooth ceiling with light pendant. UPVC double glazed window to the rear elevation. Single radiator. Power points. Fitted grey carpet.

FAMILY BATHROOM

6'8 x 6'2 max (2.03m x 1.88m max)

The white ROCA suite comprises of enamel panelled bath with chrome taps and pop up waste. Floating wash hand basin with chrome monobloc tap and pop up waste. Close coupled WC with dual flush concealed cistern. Smooth ceiling with four recessed LED light fittings. Extractor fan. UPVC double glazed window to the front elevation with privacy glass. Dark grey floor tiles. White gloss wall tiling and single radiator.

OUTSIDE (REAR)

38'1 x 19'7 (11.61m x 5.97m)

The rear garden is enclosed on all sides by wooden fencing, paved patio situated to the immediate rear of the property. Outside tap. Pathway leads to the courtesy door into the garage. The garden is mainly laid to lawn and backs onto woodland.

ATTACHED SINGLE GARAGE

23'3 x 10'4 (7.09m x 3.15m)

Up and over door to the front elevation. Pitched roof. Power and light connected. Concrete floor. Courtesy door to side.

DRIVEWAY

24'7 in depth x 10'4 in width (7.49m in depth x 3.15m in width)

Laid to block paving.

OUTSIDE (FRONT)

The front garden features established planting with paved pathway leading to the entrance door.

AGENTS NOTE

COUNCIL TAX BAND: D; £2,008.08 as detailed by Braintree District Council for the year 2023/2024.

TENANCY TERM: Initially a twelve-month fixed term Assured Shorthold Tenancy Agreement.

HOLDING DEPOSIT: £334.00.

TENANCY DEPOSIT: £1,673.00.

VIEWING : By strict appointment with Sole Agents SCOTT MADDISON.



Road Map



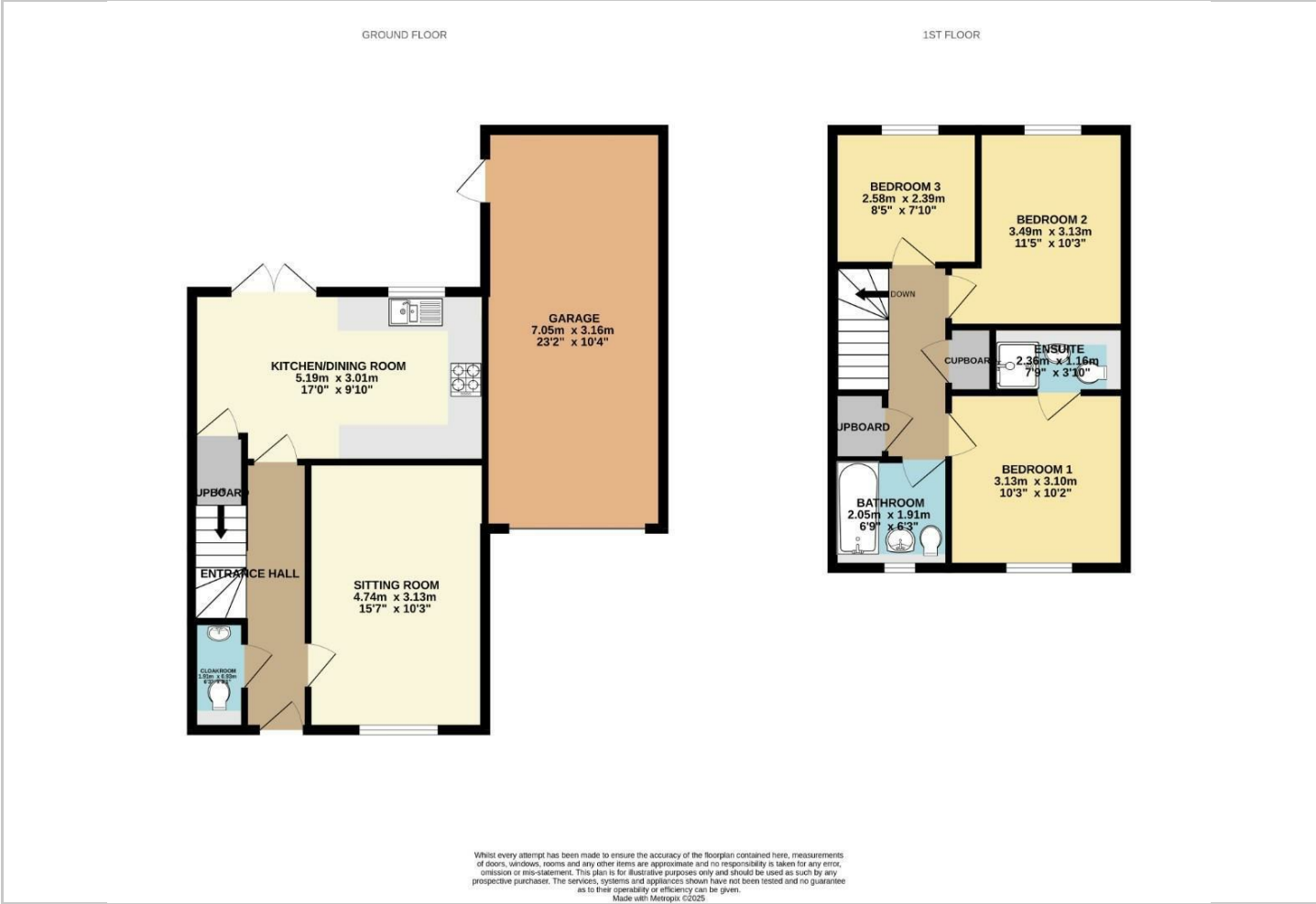
Hybrid Map



Terrain Map



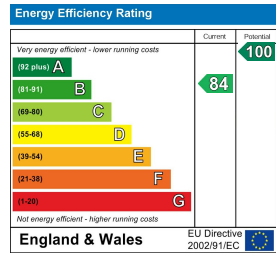
Floor Plan



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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