

# 38 Churchill Avenue - Asking Price £375,000

Halstead CO9 2BE

scott maddison

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# Asking Price £375,000

## The Property

Nestled on the charming Churchill Avenue in Halstead, this delightful three-bedroom mid-terrace house presents an excellent opportunity for families seeking a comfortable and convenient home. With two spacious reception rooms, this property offers space for both relaxation and entertaining, making it ideal for family gatherings or hosting friends.

The house features three well-proportioned bedrooms, providing plenty of room for family members or guests..

One of the standout features of this property is the integral garage, which not only provides secure parking but also offers additional storage space. Furthermore, the off-road parking accommodates up to two vehicles, a rare find in this area, ensuring that parking is never a concern.

The location is particularly appealing, as it is within walking distance to the town centre, where you can enjoy a variety of shops, cafes, and local amenities. This makes it easy to access everything you need for daily life while still enjoying the tranquillity of a residential area.

In summary, this mid-terrace house on Churchill Avenue is a perfect family home, combining comfort, convenience, and practicality in a sought-after location. Whether you are looking to settle down or invest, this property is certainly worth considering.

## Features

- Three Bedroom Mid-Terrace Home
- Integral Garage
- Modestly Sized Rear Garden
- Off Street Parking
- Walking Distance to Town Centre
- Walking Distance to Local Schools
- Popular Estate
- Perfect Family Home
- Available To View







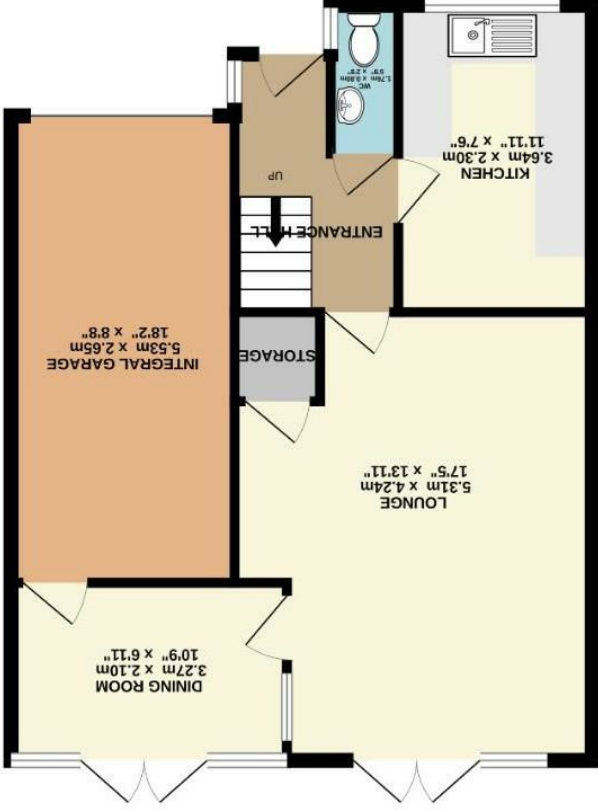
These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.



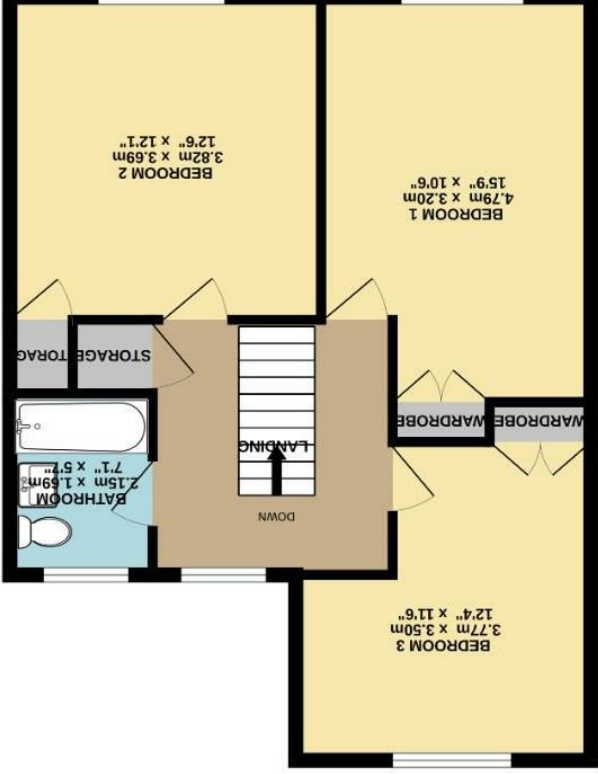
EU Directive	England & Wales
Potential	<p>Very energy efficient - lower running costs</p> <p>Not energy efficient - higher running costs</p>
Current	

EU Directive		England & Wales																
Potential	Current	Very environmentally friendly - lower CO2 emissions	Not environmentally friendly - higher CO2 emissions															
		<table><tr><th>Category</th><th>Value (%)</th></tr><tr><td>A</td><td>92.3</td></tr><tr><td>B</td><td>81.9</td></tr><tr><td>C</td><td>63.8</td></tr><tr><td>D</td><td>55.6</td></tr><tr><td>E</td><td>39.5</td></tr><tr><td>F</td><td>21.3</td></tr><tr><td>G</td><td>1.2</td></tr></table>	Category	Value (%)	A	92.3	B	81.9	C	63.8	D	55.6	E	39.5	F	21.3	G	1.2
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.



57.5 sq.m. (618 sq.ft.) approx.



54.8 sq.m. (590 sq.ft.) approx.

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