



Rawlinson Chase, Halstead, CO9 1GH

welcome to

Rawlinson Chase, Halstead

- £425,000 - £450,000
- Generous size living room
- Detached family home
- Open plan kitchen/dinning room/family room
- Garage and parking

Tenure: Freehold EPC Rating: B

guide price

£425,000-£450,000

Entrance Hall

Stairs to first floor with storage cupboard under. Vinyl flooring.

Cloakroom

Suite comprising wc and hand basin. Radiator.

Lounge

16' 2" x 10' (4.93m x 3.05m)
UPVC double glazed window to front aspect. TV point. Radiator.

Kitchen / Dining & Family Room

18' 6" x 12' 1" (5.64m x 3.68m)
UPVC double glazed window and french doors to rear aspect. Range of matching wall and base units. Inset sink and drainer. Gas hob with extractor hood over. Double oven. Integrated fridge/freezer and dishwasher. Utility cupboard with space and plumbing for washing machine. Radiator. Vinyl flooring.

Landing

UPVC double glazed window to side aspect. Loft access. Radiator. Doors leading to bedrooms and bathroom.

Bedroom One

12' 6" x 9' 2" (3.81m x 2.79m)
UPVC double glazed window to rear aspect. Radiator. Door leading to en-suite.

En-Suite

Obscure UPVC double glazed window to side aspect. Suite comprising of wc, double shower cubicle and wash basin. Heated towel rail.

Bedroom Two

11' 8" x 9' 2" (3.56m x 2.79m)
UPVC double glazed window to front aspect. Radiator.

Bedroom Three

8' 1" x 7' 2" (2.46m x 2.18m)
UPVC double glazed window to front aspect. Radiator.

Bedroom Four

8' 11" x 6' 9" (2.72m x 2.06m)
UPVC double glazed window to rear aspect. Radiator.

Bathroom

Obscure panelled UPVC double glazed window to side aspect. Suite comprising wc, wash basin and panelled bath. Heated towel rail. Part tiled. Radiator.

Front Garden

Driveway and garage with up and over door and power supply.

Rear Garden

Gated side access. Fenced garden with patio and decking areas and remainder laid to lawn.



view this property online williamhbrown.co.uk/Property/HST107366



Property Ref:

HST107366 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 472491



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



williamhbrown.co.uk