

Petersfield Lane, Gosfield, Halstead, CO9 1PS



## welcome to

# Petersfield Lane, Gosfield Halstead

- Detached chalet bungalow
- Village location
- Bi-folding doors to lounge
- Landscaped rear garden
- Open plan kitchen/diner

Tenure: Freehold EPC Rating: D

£500,000

#### **Entrance Hall**

Door to side aspect. Doors leading to dining room, lounge and bedroom three.

## **Dining Room**

12' 1" x 10' 9" ( 3.68m x 3.28m ) Window to side aspect. Leads through to the kitchen.

#### Kitchen

14' 6" x 10' 6" (  $4.42m \times 3.20m$  ) Range of matching wall and base units.

#### **Bedroom Three**

11' x 10' 4" ( 3.35m x 3.15m ) Window to front aspect.

## Lounge

19' 5" x 14' 7" ( 5.92m x 4.45m ) Bi-fold doors to garden. Stairs to first floor. Door leading to inner inner hall.

#### Inner Hall

Door to side aspect. Doors leading to utility cupboard, bathroom and study.

## **Utility Cupboard**

Window to rear aspect.

#### **Bathroom**

Window to rear aspect. Suite comprising wc, wash basin and bath. Fully tiled. Tiled flooring.

## Study

11' x 7' 7" ( 3.35m x 2.31m ) Window to side aspect.

## Landing

Velux window to front aspect. Doors leading to bedroom one and two.

#### **Bedroom One**

17' 4" x 10' 5" ( 5.28m x 3.17m ) Window to rear aspect and velux window to front aspect.

#### **Bedroom Two**

17' 8" x 10' 9" ( 5.38m x 3.28m ) Window to rear aspect.

#### **Front Garden**

Gated driveway.

#### **Rear Garden**

Landscaped garden with matures trees and shrubs. Patio area, path and lawn.

## **Outbuildings**

Three sheds - two with lighting and electric.







## view this property online williamhbrown.co.uk/Property/HST107444



**Property Ref:** HST107444 - 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.





01787 472491



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



williamhbrown.co.uk

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.