



**Brook Meadow, Sible Hedingham, Halstead, CO9 3PJ**



welcome to

Brook Meadow,

Sible Hedingham, Halstead

- \*\*GUIDE PRICE £300,000 -£325,000\*\*
- 3 Bedroom family home
- Large garden
- Log burner
- Off road parking

Tenure: Freehold EPC Rating: D

guide price

**£300,000-£325,000**

### Entrance Hall

Door to front aspect. Stairs to first floor. Door leading to dining room.

### Dining Room

13' 1" x 8' 8" ( 3.99m x 2.64m )  
Patio doors to rear aspect. Fireplace. Leads through to lounge.

### Lounge

12' 7" x 14' 4" ( 3.84m x 4.37m )  
Fireplace. Leads through to kitchen and dining room.

### Kitchen

5' 9" x 11' 1" ( 1.75m x 3.38m )  
Window to rear aspect. Base units. Sink/drain. Store cupboard. Space for white goods.

### Rear Hall

Doors to front and side aspects. Doors giving access to cloakroom, store cupboard, utility room and shed.

### Cloakroom

Window to front aspect, Suite comprising wc and hand basin.

### Utility Room

7' 5" x 5' 5" ( 2.26m x 1.65m )  
Window to rear aspect.

### Shed

Window to rear aspect.

### Landing

Doors to bedrooms and bathroom. Airing cupboard.

### Bedroom One

12' 7" x 12' 7" ( 3.84m x 3.84m )  
Window to rear aspect.

### Bedroom Two

12' 7" x 11' 1" ( 3.84m x 3.38m )  
Window to rear aspect. Cupboard.

### Bedroom Three

8' 5" x 9' 1" ( 2.57m x 2.77m )  
Window to front aspect.

### Bathroom

Window to side aspect. Suite comprising bath with shower over, wc and wash basin. Fully tiled.

### Front Garden

Block paved driveway. Path leading to rear hall door. Grass area.

### Rear Garden

Laid to lawn with mature trees and shrubs.



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Property Ref:  
HST107605 - 0003

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](mailto:Halstead@williamhbrown.co.uk)



30 High Street, HALSTEAD, Essex, CO9 2AF



[williamhbrown.co.uk](http://williamhbrown.co.uk)