



Highfields, Halstead, CO9 1NH

welcome to Highfields, Halstead

- Key turn ready
- Quiet location
- Garage and parking
- 4 bedroom detached

Tenure: Freehold EPC Rating: B

£475,000

view this property online williamhbrown.co.uk/Property/HST107526



Property Ref:
HST107526 - 0002

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.

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Entrance Hall

Door to front aspect. Doors leading to cloakroom, dining room, kitchen and lounge. Stairs to first floor.

Cloakroom

Window to side aspect. Suite comprising wc and hand basin.

Lounge

11' 1" x 19' (3.38m x 5.79m)
Window to front aspect. Fireplace.
Doors leading to conservatory.

Dining Room

10' 1" x 11' 4" (3.07m x 3.45m)
Window to front aspect.

Kitchen

10' 4" x 9' 1" (3.15m x 2.77m)
Window to rear aspect. Range of matching, modern wall and base units. Breakfast bar. Leads through to utility room.

Utility Room

5' 2" x 6' 5" (1.57m x 1.96m)
Wall and base units. Butler sink.

Conservatory

19' 3" x 11' 4" (5.87m x 3.45m)
Door to side aspect and leads to rear garden. Door leading through to utility room.

Landing

Window to front aspect. Doors leading to all bedrooms and bathroom.

Bedroom One

10' 1" x 10' 1" (3.07m x 3.07m)
Window to rear aspect. Built in wardrobes. Door leading to en-suite.

En-Suite

Window to rear aspect. Suite comprising shower cubicle, wc and wash basin with vanity unit under. Fully tiled.

Bedroom Two

11' 4" x 8' 2" (3.45m x 2.49m)
Window to front aspect.

Bedroom Three

10' 1" x 9' 1" (3.07m x 2.77m)
Window to front aspect. Built in wardrobe.

Bedroom Four

7' 8" x 10' 4" (2.34m x 3.15m)
Window to rear aspect.

Bathroom

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

Front Garden

Block paved driveway. Double garage.

Rear Garden

Mature garden. Laid to lawn with decking area. Mature borders and shrubs.



william h brown



01787 472491



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



williamhbrown.co.uk