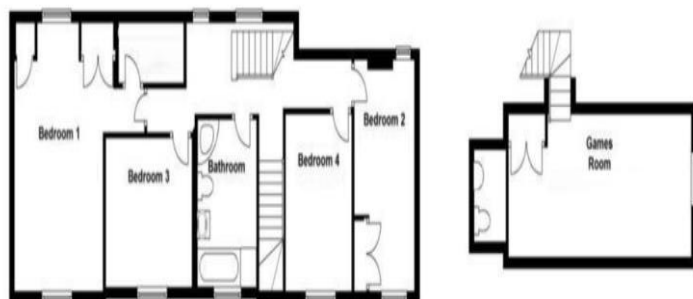




Chapel House, Leather Lane, Great Yeldham, Halstead, CO9 4HX



welcome to Chapel House, Leather Lane, Great Yeldham, Halstead

- Detached house
- 4 Bedrooms
- No onward chain!

- Very well presented
- Approx. 1 acre of land

Tenure: Freehold

Council Tax Band: E

EPC Rating: E

£625,000



Entrance Hall

Lounge

28' max x 13' 7" max (8.53m max x 4.14m max)

Dining Room

14' 3" x 9' 4" (4.34m x 2.84m)

Cloakroom

Kitchen / Diner

22' 11" max x 15' 11" max (6.99m max x 4.85m max)

First Floor:

Landing

Bedroom One

15' 6" max x 14' 7" max (4.72m max x 4.45m max)

En-Suite

Bedroom Two

14' 8" max x 8' 8" max (4.47m max x 2.64m max)

Bedroom Three

10' 11" x 8' 6" (3.33m x 2.59m)

Bedroom Four

10' 2" x 8' 1" (3.10m x 2.46m)

Family Bathroom

Second Floor:

Office Area

23' 3" x 8' 8" (7.09m x 2.64m)

Cloakroom

Outside

view this property online williamhbrown.co.uk/Property/HST108016



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.

Property Ref:

HST108016 - 0004

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