



**Hedingham Road, Halstead, CO9 2DB**



Total floor area 168.8 m<sup>2</sup> (1,817 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



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**Property Ref:**

HST108080 - 0006

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.

## welcome to Hedingham Road, Halstead

- Close To Town Centre
- Semi-detached house
- 5 bedrooms

Tenure: Freehold  
EPC Rating: C

Three floors  
Garage and parking

Council Tax Band: C

offers in excess of **£400,000**



### Entrance Hall

### Cloakroom

### Lounge / Diner

19' max x 17' 4" max ( 5.79m max x 5.28m max )

### Kitchen

13' 1" x 9' 9" ( 3.99m x 2.97m )

### First Floor Landing

### Bedroom One

14' 1" max x 12' max ( 4.29m max x 3.66m max )

### Bedroom Two

13' 1" x 9' 2" ( 3.99m x 2.79m )

### Bedroom Five

11' 5" max x 8' 7" max ( 3.48m max x 2.62m max )

### Bathroom

### Second Floor Landing

### Bedroom Three

14' 4" max x 9' 2" max ( 4.37m max x 2.79m max )

### Bedroom Four

12' 10" x 9' 6" ( 3.91m x 2.90m )

### Shower Room

### Front Garden

### Rear Garden



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