

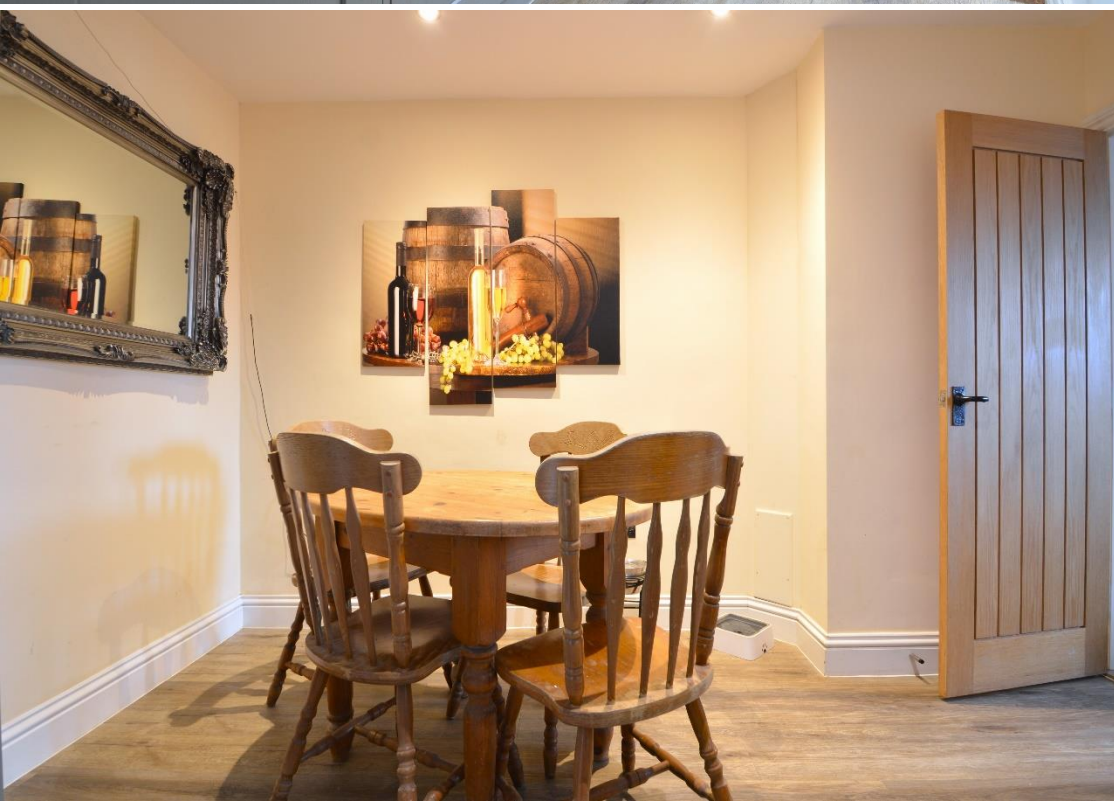


24 ABELS ROAD

Halstead, CO9 1EW

Guide price £325,000

**DAVID
BURR**



24 Abels Road, Halstead, Essex, CO9 1EW

A very well presented and impressively modernised, extended two bedroom end of terraced house which features surprisingly well proportioned, and flexible accommodation. The property provides three reception rooms, a very impressive kitchen, two double bedrooms, south facing rear garden with large outbuilding and off road parking bay for two large vehicles.

Improvements internally include the provision of oak and laminate flooring through much of the ground floor, fluted timber internal doors, double glazed windows and bifold doors opening out from the garden room to the rear patio. Abels road is ideally located for access to local amenities including a children’s play area and Co-op local store.

Part glazed entrance door providing access to entrance lobby with understairs storage, stair flight rising to first floor level. Fluted timber internal doors leading to both the dining area and the sitting room. The sitting room is a lovely light and airy living space with a large window to front, fireplace with solid fuel burner and raised hearth. Part glazed fluted timber door providing access to the garden room or study which features a vaulted ceiling and is a particularly bright room facing south with bi-fold door opening out to patio. The dining area features timber effect laminate floor covering and a cupboard housing the gas boiler, this room opens to the very impressive kitchen. The kitchen features butchers block style oak counter tops with upstands and base units in a grey shaker style with stainless steel matching handles, integrated fridge freezer, double oven incorporating grill, integrated dishwasher, induction hob with stainless steel extractor canopy above and butler style sink with mixer tap over. There is also a side door to the rear garden and a part glazed door to the front.

To the first floor there are two double sized bedrooms. The main bedroom is located to the front and features a large built in over stairs storage cupboard. Within the second bedroom is the airing cupboard. The bathroom features a white three piece suite which incorporates a bath with over head rainfall shower and handheld mixer (with remote control). There is also a low level WC, and a handwash basin with vanity cupboard.

Exterior
To the front of the property is a well proportioned block paved parking bay suitable for the parking of two large family cars retained by stepped sleeper walls, pathway leading to the entrance door. There is also a log store.

The rear garden commences a two tier patio retained by low brick wall and step up to the lawn area with shrub border to the left hand side. The garden is retained by panel fencing with concrete posts and gravel boards to the three boundaries. Within the garden to the rear is a large mono-pitched timber built storage shed with open and locked storage facilities. Infront of the outbuilding is a raised timber decked patio. External dimensions of the outbuilding W 5.20m x D 2.10m (approximately).

There is an outside water tap. The rear garden excess of 50ft in depth, is south facing and very sunny.

The well presented accommodation comprises:

- | | |
|-----------------------------|------------------------------------|
| Two double bedrooms | Impressive kitchen |
| Bathroom suite | South facing rear garden |
| Spacious sitting room | Useful modern outbuilding |
| Separate living/garden room | Parking bay for two large vehicles |
| Dining area | Close to amenities |

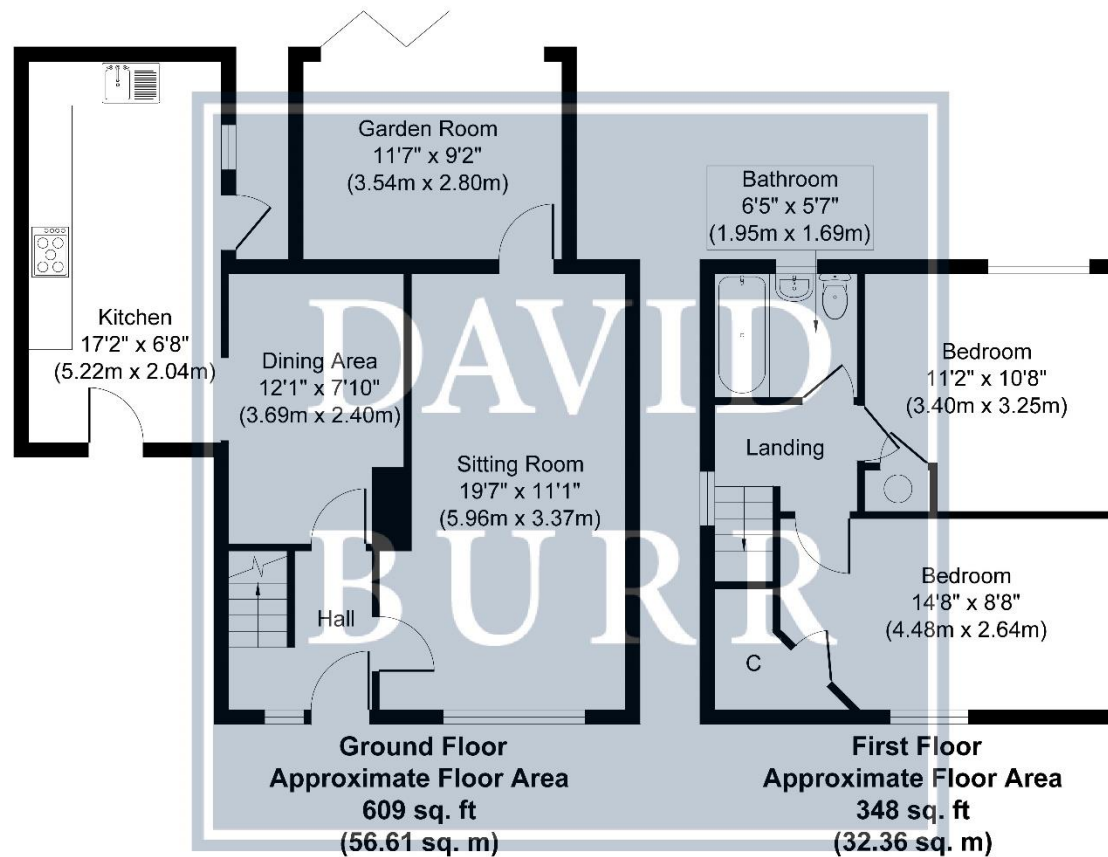
Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

- | | |
|---------------------|----------------------------------|
| Sudbury 7 miles | Bury St Edmunds 25 miles |
| Braintree 7 miles | Braintree-Liverpool St – 60 mins |
| Colchester 10 miles | Stansted approx. 30 mins |
| Chelmsford 19 miles | M25 J27 approx. 50 min |





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: TBC Council tax band: B

Tenure: Freehold

Broadband speed: up to 2000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

Contact details

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**DAVID
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