



Bowmans Park, Castle Hedingham Halstead CO9 3DT

welcome to

Bowmans Park, Castle Hedingham Halstead

A well-presented three-bedroom semi-detached home situated in the popular village of Castle Hedingham. Offering spacious living accommodation, a modern kitchen, and a private rear garden, this property is ideal for families or first-time buyers.



Entrance Hall

Door to front aspect. Stairs rising to the first floor. Storage cupboard. Doors giving access to the cloakroom, lounge and kitchen.

Cloakroom

Window to front aspect. Modern suite comprising wc and hand basin. Part tiled.

Lounge

15' 1" x 11' 6" (4.60m x 3.51m)
Bay window to the front aspect. Double doors leading through to the kitchen. Radiator.

Kitchen

17' 9" x 12' 2" (5.41m x 3.71m)
Window to the rear aspect. Double doors leading through to the conservatory. Modern kitchen with wall and base units. Breakfast bar with seating. Oven, hob and extractor. Integrated fridge/freezer and dishwasher. Sink, drainer and mixer tap. Space for a washing machine. Inset spot lighting.

Conservatory

10' 6" x 7' 7" (3.20m x 2.31m)
Windows to three aspects with french doors leading out to the garden.

Landing

Doors giving access the bedrooms and family bathroom.

Bedroom One

11' 10" max x 11' 8" max (3.61m max x 3.56m max)
Window to front aspect. Built in wardrobes. Radiator.

Bedroom Two

11' 6" max x 11' 6" max (3.51m max x 3.51m max)
Window to rear aspect Radiator.

Bedroom Three

9' 9" x 8' 10" (2.97m x 2.69m)
Window to front aspect. Cupboard. Radiator.

Family Bathroom

8' 7" x 5' 7" (2.62m x 1.70m)
Window to rear aspect. Modern suite comprising wc, wash basin with vanity unit and bath.

Front Garden

Lawn area with path leading to the front door. Shrubs.

Rear Garden

Laid to lawn with a patio area and flower borders. Brick built shed.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



view this property online williamhbrown.co.uk/Property/HST108448



welcome to

Bowmans Park, Castle Hedingham Halstead

- Semi-detached house
- Three bedrooms
- Village location

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in excess of
£325,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HST108448



Property Ref:
HST108448 - 0004

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.

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



30 High Street, HALSTEAD, Essex, CO9 2AF



williamhbrown.co.uk