



Acorn Avenue, Halstead, CO9 1LQ

welcome to

Acorn Avenue, Halstead

This one bedroom house is set in a cul-de-sac location and within close proximity of Halstead's town centre. Immaculate throughout the property and garden this would make an outstanding home.



Entrance Porch

A window to the side aspect provides natural light, while a useful cupboard discreetly houses the boiler.

Open Plan Living Area/Kitchen

The ground floor offers excellent living space. The living area features a window to the front aspect and patio doors leading to the conservatory, flowing seamlessly into the kitchen to create a bright and sociable environment. The kitchen benefits from a front-aspect window, flooding the ground floor with natural light, and is fitted with a range of matching base and wall units. Integrated appliances include an oven, hob and extractor hood, with additional space provided for further appliances.

Conservatory

With air conditioning, a door to the front aspect, and windows to the front, side and rear aspects, this versatile space enjoys an abundance of natural light. Benefiting from air conditioning for year-round comfort, it would make a wonderful dining area, home office, or additional reception space.

Bedroom

This well-proportioned room benefits from windows to the front and side aspects, allowing for plenty of natural light. It also features an extensive range of fitted wardrobes, access to the loft, and a door leading to the bathroom.

Bathroom

The bathroom benefits from a window to the front aspect and is fitted with a suite comprising a panel-enclosed bath with shower attachment, vanity wash hand basin, WC, and heated towel rail.

Outside

The outstanding private landscaped garden has been thoughtfully designed and comprises a variety of artificial lawn areas, paved and shingled seating terraces, complemented by carefully positioned trees and shrubs. The summer house is a fantastic addition, enhancing the indoor-outdoor lifestyle and providing a versatile space for relaxation or entertaining. To the side of the property are two useful storage sheds, an additional seating area, and a dedicated bin storage area. The property further benefits from two allocated parking spaces, one located to the front of the property and the other to the rear.

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.



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welcome to

Acorn Avenue, Halstead

- Turn Key Ready
- Landscaped Private Garden
- Two allocated parking spaces
- Immaculate Throughout
-

Tenure: Freehold EPC Rating: D
Council Tax Band: A

offers in excess of

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HST108534 - 0010

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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