

Hawthorn Close, Halstead, CO9 2SF

william h brown

welcome to

Hawthorn Close, Halstead

Situated on the outskirts of Halstead, this detached bungalow enjoys a convenient location close to a range of local amenities. Offered for sale with no onward chain, the property presents an excellent opportunity for a smooth and straightforward purchase.













Entrance Hall
Doors leading through to bedrooms, bathroom and lounge, radiator.

Lounge
Patio doors lead through to the conservatory. Radiator. Access through to the kitchen.

Kitchen
Dual aspect room with windows to the side and rear elevations, radiator. Fitted with a range of matching base and eye-level units incorporating work surfaces, with space for appliances

Conservatory
With windows to the side and rear aspects, flooding the room with natural light.

Bedroom 1
Window to the side aspect, radiator. Fitted wardrobes and built-in dressing table

Bedroom 2
A dual-aspect room featuring windows to the front and side aspects, providing a light and airy feel, radiator.

Bathroom
Fitted with a walk-in shower, wash hand basin and WC, with a window to the front aspect providing natural light.

Outside
To the front of the property is a generous driveway providing off-road parking for several vehicles, together with access to the garage. The rear garden is mainly laid to lawn, creating an attractive and easily maintained outdoor area.

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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Hawthorn Close, Halstead

- **GUIDE PRICE £300,000 - £325,000**
- Opposite a nature reserve
- Two Bedrooms
- Garage & Driveway
- Conservatory

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

guide price

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HST108473

The Property Ombudsman

Property Ref:
HST108473 - 0012

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. 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