

NICHOLAS PERCIVAL

For Sale. 18 Brook Meadow

Sible Hedingham, Halstead, Essex CO9 3PJ

Incorporating BIRCHALL STEEL









18 Brook Meadow, Sible Hedingham, Halstead, Essex CO9 3PJ

Enjoying a cul-de-sac position and with the benefit of No Onward Chain, this three bedroom family home offers well-proportioned accommodation, including two double bedrooms, spacious sitting room, dining room, kitchen, storage / utility room, bathroom and separate cloakroom. Outside, there is a very generous garden, and off-road parking.

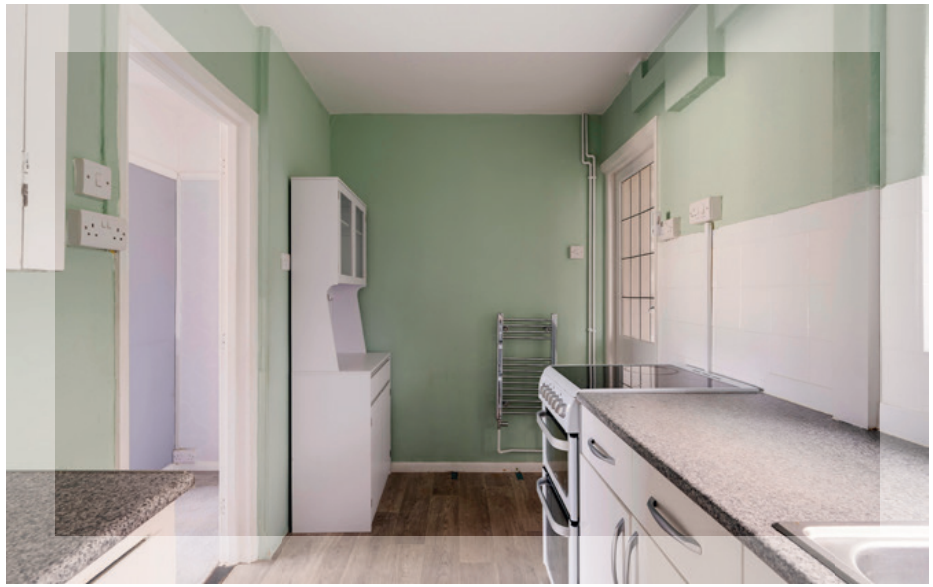
The property represents an ideal opportunity to enhance the existing dwelling to suit the buyers own tastes and requirements.

Gas Central Heating | EPC Awaited | Tenure Freehold | Council Tax Band B

Mains Water, Drainage, Electricity and Gas Connected

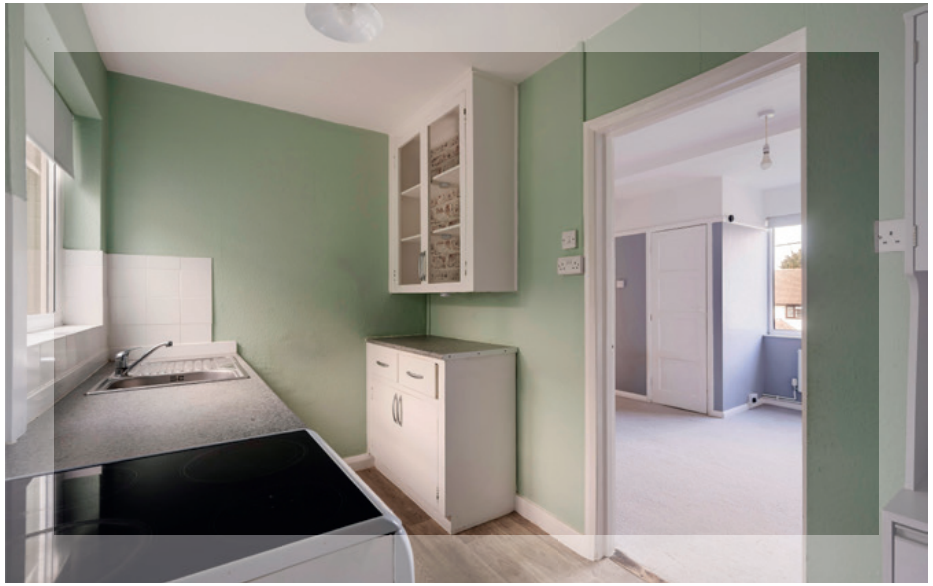
Stamp Duty Land Tax will need to be paid to purchase this property. Please use the web link to the government website : https://www.tax.service.gov.uk/calculate-stamp-duty-land-tax/#!/intro to assess your position.

Other charges such as solicitors' fees and removal costs will also need to be considered.









The Property

The property opens to an entrance hallway permitting access to both the sitting room to the rear of the property and dining room, which in turn leads through to the kitchen offering space for a free standing cooker as well as ample storage provided by a good array of cupboards and drawers. To the rear of the kitchen is a storage / utility room, cloakroom and rear lobby to the garden beyond.

Ascending the stairs to the first floor, the principal bedroom is a spacious double to the rear, the second bedroom (also a well-proportioned double) offers built in wardrobe space, whilst bedroom three is a single to the rear.

The family shower room completes the internal accommodation and is comprised of a shower cubicle, hand basin, wc and heated towel rail.

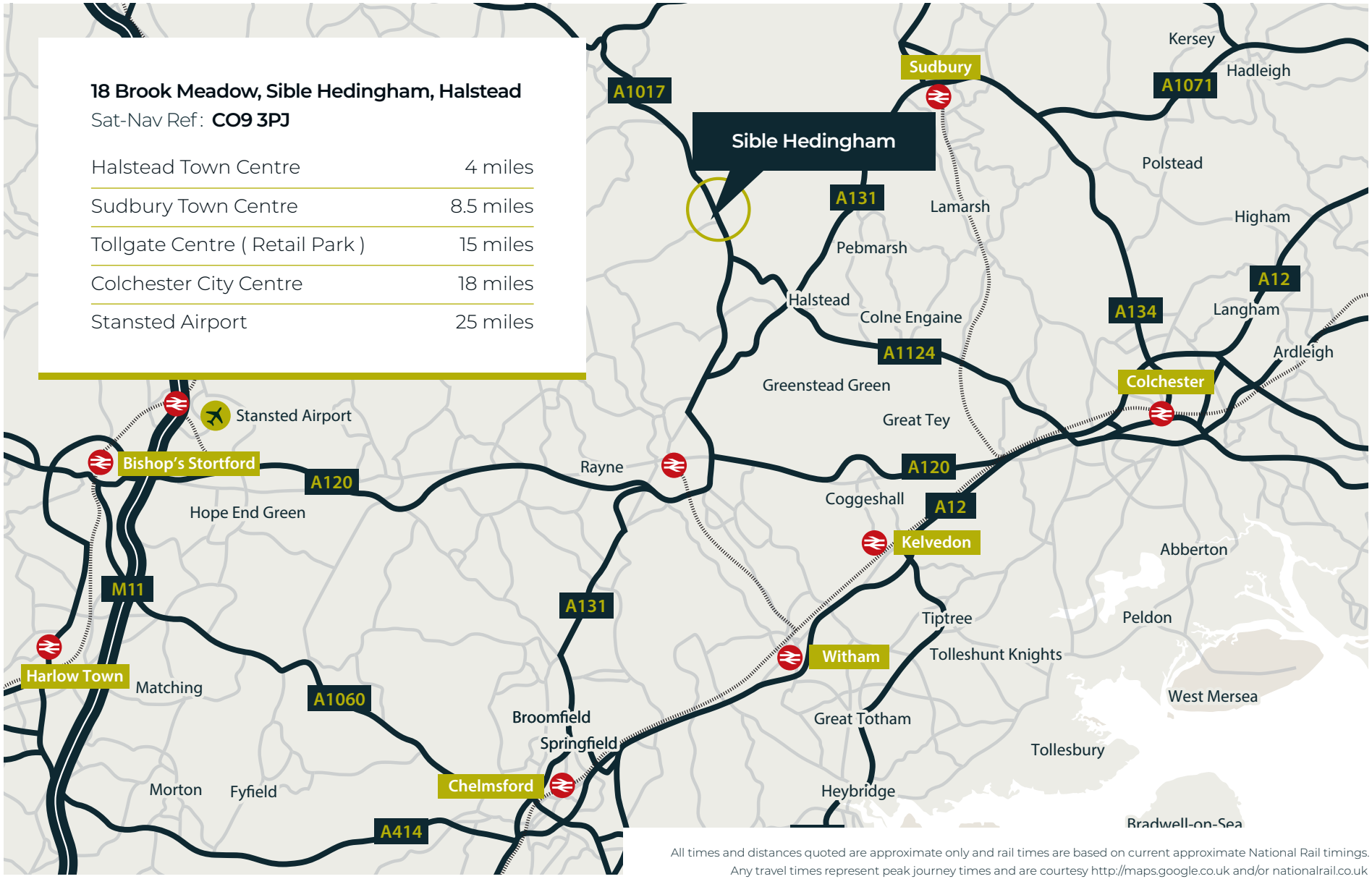
Outside

There is off road parking to the front of the property and via gated access to the large enclosed rear garden which is mainly laid to lawn and enjoys a southerly aspect. There is also a brick built garden shed / work shop.

18 Brook Meadow, Sible Hedingham, Halstead

Sat-Nav Ref : **CO9 3PJ**

Halstead Town Centre	4 miles
Sudbury Town Centre	8.5 miles
Tollgate Centre (Retail Park)	15 miles
Colchester City Centre	18 miles
Stansted Airport	25 miles



All times and distances quoted are approximate only and rail times are based on current approximate National Rail timings. Any travel times represent peak journey times and are courtesy http://maps.google.co.uk and/or nationalrail.co.uk



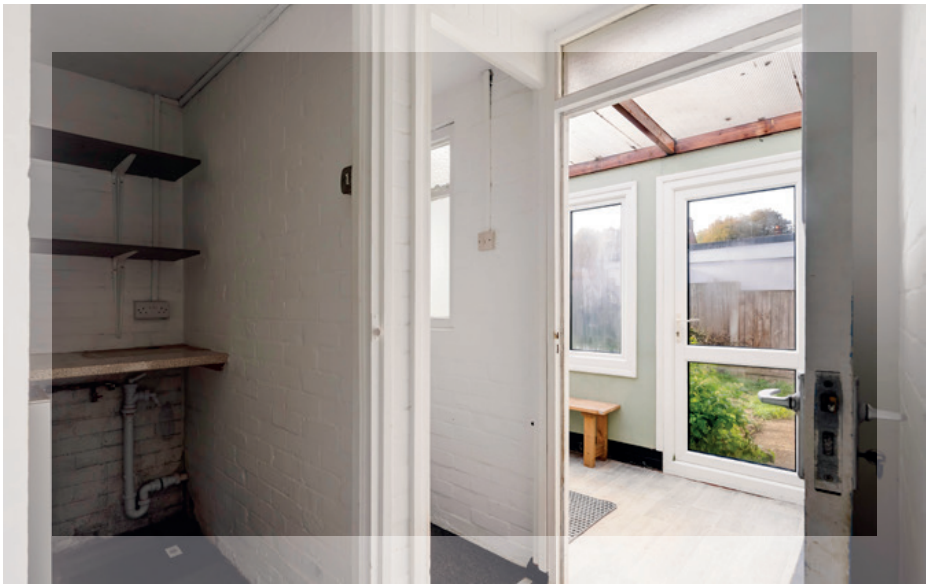


Living in Sible Hedingham

The village is surrounded by beautiful countryside, offering scenic walks and a peaceful rural atmosphere, yet remains conveniently located for access to nearby towns such as Halstead, Sudbury and Braintree. Residents enjoy a range of amenities including a village shop, a primary school and secondary school with sixth form.

The nearby market town of Halstead offers a good range of independent shops, supermarkets, cafés, restaurants and local amenities.







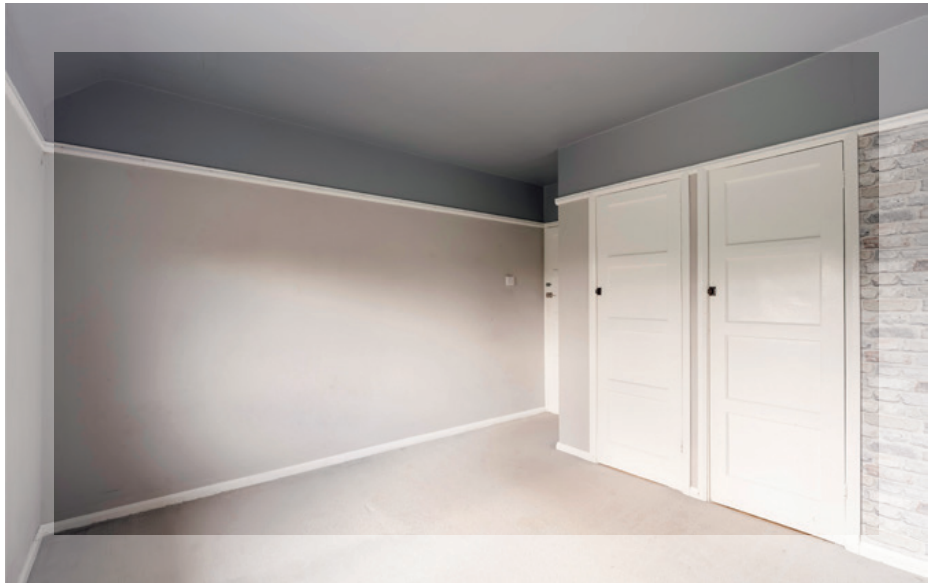












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Approximate Gross Internal Area = 1078 sq ft / 100.2 sq m
Store = 74 sq ft / 6.9 sq m
Total = 1152 sq ft / 107.1 sq m

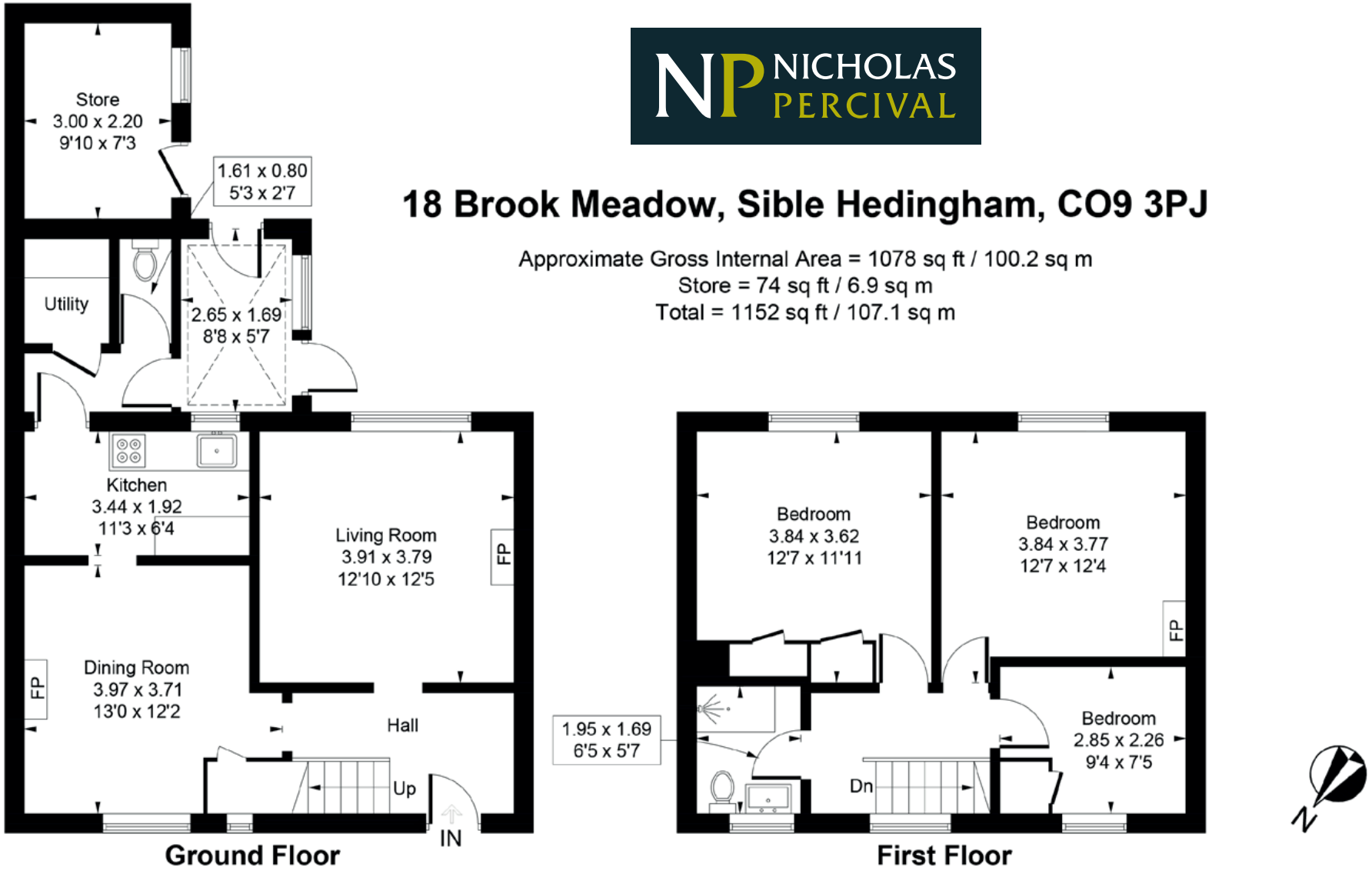


Illustration for identification purposes only. Measurements are approximate and not to scale.

Viewing is strictly by appointment with the Sole Selling Agents.

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Residential & Commercial Estate Agents | Property Management | Chartered Surveyors

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