

Gardeners Road, HALSTEAD CO9 2TA

william h brown

welcome to

Gardeners Road,HALSTEAD

Perfect for growing families and home workers alike, this attractive three-bedroom semi-detached home features a spacious living area, modern kitchen/diner, dedicated study, versatile split-level garden and off-road parking for two cars.













Entrance Hall
Door to side aspect. Stairs rising to the first floor. Doors giving access to the study, lounge and kitchen/diner.

Study
11' 2" max x 7' 7" max (3.40m max x 2.31m max)
Window to side aspect. Storage cupboard. Radiator.

Lounge
14' 5" max x 11' 2" max (4.39m max x 3.40m max)
Window to front aspect. Brick built fireplace. Radiator.

Kitchen / Diner
14' 10" max x 11' 2" max (4.52m max x 3.40m max)
Window to rear aspect. Range of matching wall and base units with work surfaces over. Eye level double oven, hob and extractor. Sink, drainer and mixer tap. Space for appliances. Door giving access to the pantry. Leads through to the cloakroom. Door leading out to the garden.

Cloakroom
Window to rear aspect. Suite comprising wc and hand basin. Radiator.

Landing
Window to rear aspect. Doors giving access to the bedrooms, bathroom and WC.

Bedroom One
14' 5" max x 10' 10" max (4.39m max x 3.30m max)
Window to front aspect. Storage cupboard. Radiator.

Bedroom Two
10' 11" x 9' 8" (3.33m x 2.95m)
Window to rear aspect. Radiator.

Bedroom Three
8' 6" x 8' 2" (2.59m x 2.49m)
Windows to front and side aspects. Radiator.

Bathroom
Window to side aspect. Suite comprising bath with shower over and screen and wash basin. Fully tiled.

WC
Window to side aspect. Suite comprising WC and wash basin.

Front Garden
Bloc paved driveway leading to the garage. Garage has been converted for storage. Path leading to the front door.

Rear Garden
Artificial lawn with steps up to split level raised decking areas.

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.

welcome to

Gardeners Road, HALSTEAD

- Spacious Family Home
- Three Generous Bedrooms
- Versatile Home Office / Study
- Off-Road Parking for Two Vehicles
- **GUIDE PRICE £300,000 - £310,000**

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

guide price

£300,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HST108184

The Property Ombudsman

Property Ref:
HST108184 - 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.

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