

oakheart



£270,000

Offers In The Region Of
Stanley Road, Halstead

Built in circa 1903 this beautiful Edwardian semi detached house is offered for sale with no onward chain and ready for new owners to make this house a home. It boasts enviable original features, a sizeable L shaped garden room extension on the ground floor and a well established garden.

This attractive bay fronted property is ready to move in with scope for minor improvements to suit individual tastes and styles. It offers nicely proportioned accommodation on both the ground and first floors with the bonus of a first floor bathroom in addition to a ground floor cloakroom. The living room benefits the natural light and space that a bay window brings to create a light and attractive lounge. It centres around an open fireplace with tasteful fitted

shelving to one side. This would make a comfy and cosy space to enjoy in the colder winter months.

Central to the property is the well appointed dining room, it provides access to the kitchen at the rear and the first floor via a centralised staircase. It has a sizeable storage space under the stairs and is laid in carpet for a homely feel. The kitchen at the rear is an efficiently designed space that has plenty of storage space at both high and low levels whilst allowing room for the utility white goods and a relatively new AEG freestanding cooker and gas hob. The kitchen leads via a glazed internal door to the garden room extension. This unique extension wraps the house in an L shape to create a versatile

room that could suit a variety of uses such as a reading room, added utility space, play room or craft area. It is a beautifully light space that is mostly glazed with velux style roof windows, a side patio door and double doors that open at the rear onto the patio.

On the first floor there are two double bedrooms, both benefit fitted wardrobe storage, original fireplaces and carpeted flooring. They are both serviced by a generous four piece bathroom suite.











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Approximate total area⁽¹⁾
77.8 m²
838 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:

Braintree

Tenure:

Freehold

Council Tax Band:

B

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		76
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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