

Dame Mary Walk, Halstead CO9 2FF

william h brown

welcome to

Dame Mary Walk, Halstead

Set within a popular retirement development in Halstead, this well-presented two-bedroom end of terrace house offers comfortable living and the added benefit of a private courtyard-style garden, perfect for enjoying outdoor space.













Entrance Hall
Entrance door to front aspect leading into the hallway, with stairs rising to the first floor. Double doors open through to the lounge, while further doors provide access to the cloakroom and kitchen.

Cloakroom
A bright cloakroom with a window to the front aspect, fitted with a WC and wash hand basin, and complemented by a radiator.

Lounge
15' 2" max x 26' 3" max (4.62m max x 8.00m max)
A bright and inviting space featuring French doors and a window to the rear aspect, allowing plenty of natural light, with a radiator.

Kitchen
13' 7" max x 9' 8" max (4.14m max x 2.95m max)
A well-appointed kitchen with a window to the front aspect, featuring a range of matching wall and base units with work surfaces over. Includes an eye-level double oven, hob and extractor, sink with drainer and mixer tap, space for white goods, a useful storage cupboard and a radiator.

Landing
A bright landing area with a window to the front aspect, doors leading to the bedrooms and bathroom, along with a useful airing cupboard and radiator.

Bedroom One
16' 4" max x 18' 3" max (4.98m max x 5.56m max)
A light-filled and spacious room with two windows to the rear aspect, complemented by a radiator.

Bedroom Two
12' 5" max x 8' 9" max (3.78m max x 2.67m max)
A well-presented room with a window to the rear aspect, benefiting from a built-in cupboard and a radiator.

Bathroom
A well-appointed bathroom with a window to the front aspect, comprising a WC, wash hand basin, bath with shower attachment and separate shower cubicle. Finished with a heated towel rail and part tiled walls.

Rear Garden
A private courtyard-style garden, ideal for low-maintenance outdoor enjoyment.

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

Dame Mary Walk, Halstead

- Well-presented two-bedroom end of terrace home
- Situated within a sought-after retirement development
- Private courtyard garden for outdoor enjoyment
- Within easy reach of the town centre and amenities
- Quiet and well-maintained surroundings

Tenure: Leasehold EPC Rating: B
Council Tax Band: D Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£180,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HST108126

The Property Ombudsman

Property Ref:
HST108126 - 0006

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