



32 STANLEY ROAD

Halstead, Essex, CO9 1LA

Guide price £299,950

**DAVID
BURR**



32 Stanley Road, Halstead, Essex, CO9 1LA

A delightful early twentieth century Edwardian 'cottage', which genuinely provides deceptively well proportioned accommodation in addition to a surprising amount of garden land, which is not immediately apparent from a cursor drive by. The property has been improved by the current owners and features a semi open plan configuration to the ground floor which enhances the overall feel of space and light flow. There are two distinct reception areas, plus a very useful cloak/utility room to the ground floor, and three independent bedrooms and a bathroom to the first floor. Stanley Road is located on the popular western side of the town, with excellent access to schools including those located in Gosfield and to Braintree, which is to the south.

A compact, yet very handy porch with patterned tiled floor provides access to the cosy sitting room which features a working period style fireplace, with tiled inlays. This light filled room also provides a useful storage cupboard adjacent to the fireplace, and via an opening, from which the stairs ascend to the first floor, access is gained to a particularly well-proportioned dining room. This room can comfortably accommodate a dining room table suitable for a family, and a sofa or similar if required, thus allowing a degree of flexibility, subject to personal needs. A deep under stair cupboard provides excellent storage space. The kitchen opens up beyond and is fitted with solid timber counter tops to two sides, and an array of cupboards and wall cabinets with shaker style doors, providing plenty of storage. There is space for a slim line dishwasher, a fitted gas hob, electric double oven and canopy style extractor hood. A wall mounted combination boiler is located adjacent to the sink which is set beneath a side facing window. A folding door then leads to the cloakroom, which is fitted with a WC., and hand basin and space for appliances, making for an excellent laundry room.

To the first floor there are three independent bedrooms with access directly from the landing, of which bedrooms two and three are equally the proportioned, the main bedroom being of excellent size, blessed with a very useful wardrobe cupboard and two windows to the front for light and airy feel. The bathroom features a bath with electric shower unit and the loft space has been partially adapted to provide very useful storage and shelving. All delightfully presented.

The rear garden commences a concrete, then stone covered patio extending to form a pathway leading to the foot of the garden. Lawn and fencing either side for privacy. Space for log store and shed, then a dog leg passageway which provides access to the second part of the garden. This is lawned and could provide a wonderful vegetable plot or if fenced, a secure recreational space for the kids.

The well presented accommodation comprises:

| | |
|----------------------|---------------------------|
| Three bedrooms | Kitchen |
| First floor bathroom | Cloak/utility room |
| Porch | Two distinct garden areas |
| Sitting room | Convenient location |
| Dining/family room | |

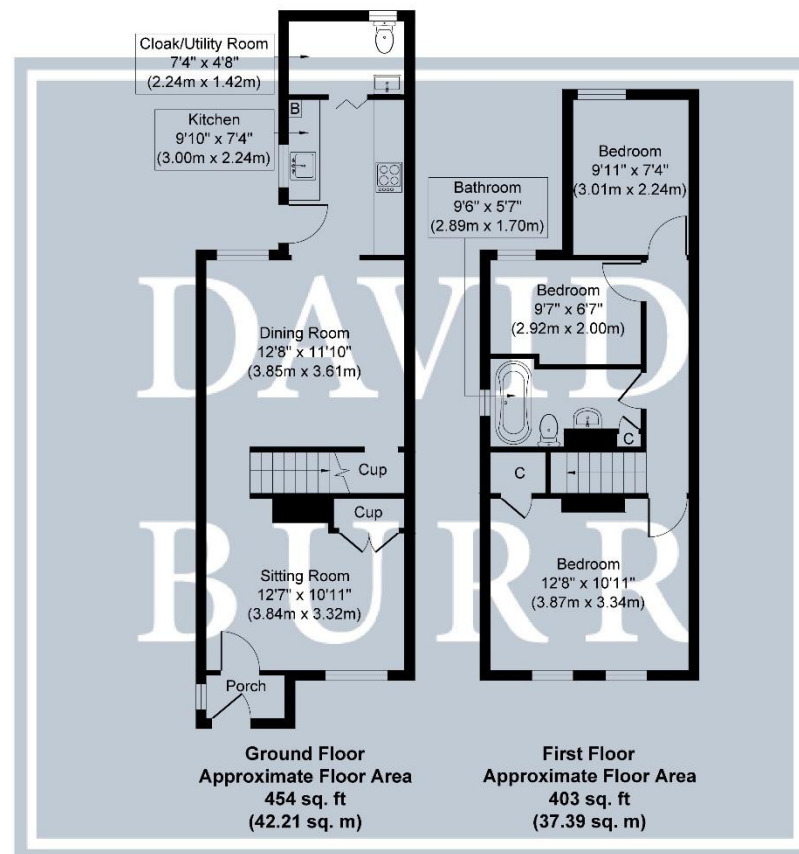
Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

| | |
|---------------------|----------------------------------|
| Sudbury 7 miles | Bury St Edmunds 25 miles |
| Braintree 7 miles | Braintree-Liverpool St – 60 mins |
| Colchester 10 miles | Stansted approx. 30 mins |
| Chelmsford 19 miles | M25 J27 approx. 50 min |





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: D Council tax band: B

Tenure: Freehold Construction type: Solid wall

Broadband speed: up to 1800 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. DAVIDBURR.CO.UK

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**DAVID
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