



**97 BERIDGE ROAD**

Halstead, Essex, CO9 1JX

**Guide price £525,000 to £550,000**

**DAVID  
BURR**



## 97 Beridge Road, Halstead, Essex, CO9 1JX

An attractive bay fronted detached family house with some appealing early twentieth century architectural embellishments, and a more modern pitched roof extension to the side, providing overall approximately 1350sqft., of very versatile accommodation (see floor plan). The property features fireplaces, two very well proportioned reception rooms, a contemporary kitchen, potential guest suite and a semi-secluded south facing garden and patio.

The house also benefits from off road parking and is located on the popular western side of the town, with excellent access to schools including those located in Gosfield, and to Braintree, with its railway station, which is to the south.

An arched storm porch and substantial entrance door with matching lights provides access to the hallway and staircase, The hallway features an under stair cupboard and access to the reception rooms and the cloakroom with two piece suite.

The sitting room is a spacious yet cosy room with full height bay window, chimney breast and ornate fireplace. The light filled dining room is equally well proportioned and features a wood burning stove, exposed timber floor, French doors opening to the rear garden patio and access to the home office or guest bedroom with its vaulted ceiling and the ensuite shower room.

The kitchen is comprehensively fitted with plenty of storage cupboards at floor and eye level, and counter tops to two sides. Space for appliances is provided and a canopy extractor fan is fitted. French doors allow access to the garden.

To the first floor there are two excellent sized double bedrooms, a single bedroom and further bedroom or study. Supporting these rooms is a modern family shower room.

### Exterior

The rear garden enjoys a fair amount of seclusion, and as previously mentioned is south facing. A patio spans the rear of the house and there is side access to the front garden and thence the parking space.

The well presented accommodation comprises:

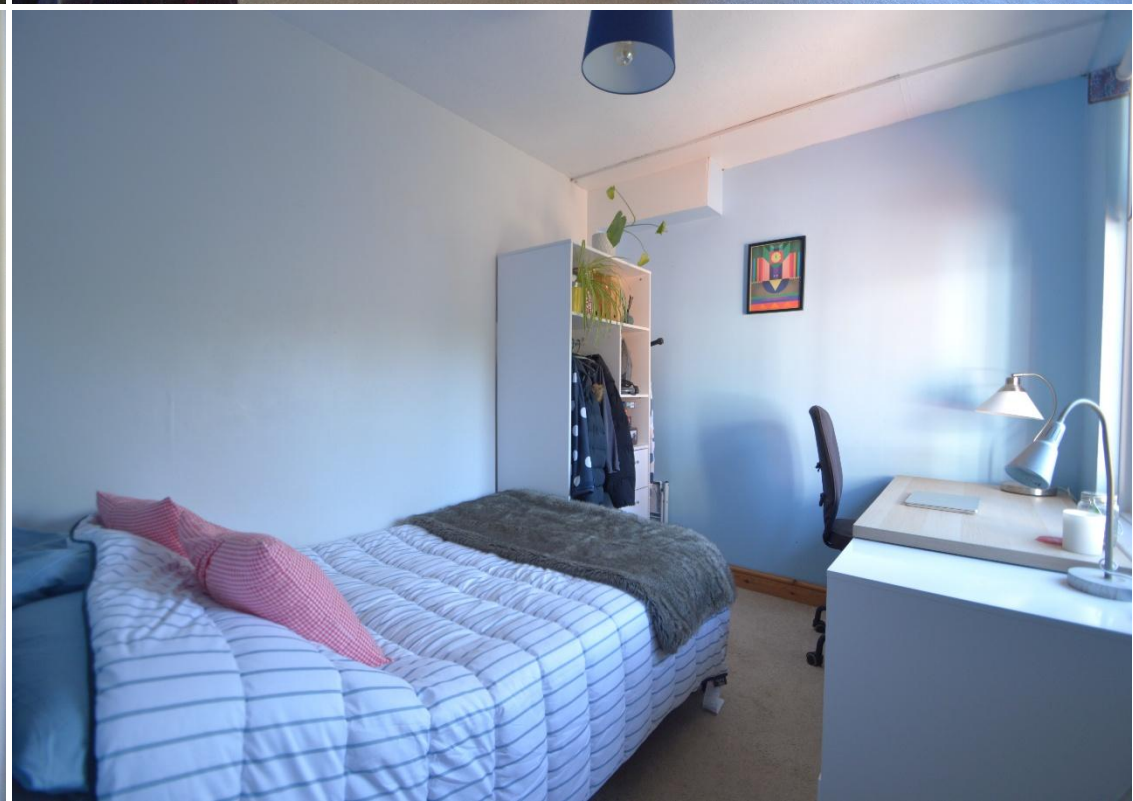
Four Bedrooms	Dining room
Fourth bedroom/study	Cloakroom
Family shower room	Kitchen
Ground floor home office/guest suite with shower room	Off road parking
Sitting room	South facing garden

### Location

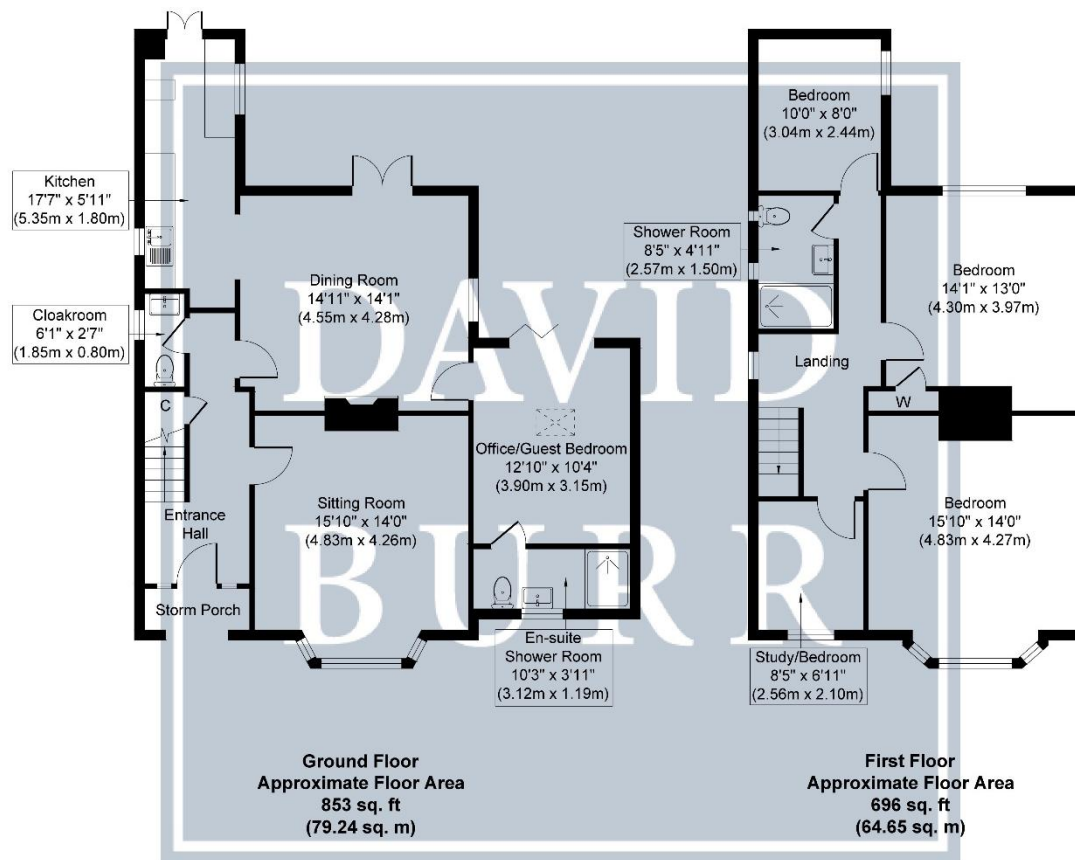
Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 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	Braintree 7 miles
Colchester 10 miles	Chelmsford 19 miles
Bury St Edmunds 25 miles	Braintree-Liverpool St – 60 mins
Stansted approx. 30 mins	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: E Broadband: Fibre to the premise

Tenure: Freehold Construction type: Brick

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

### Contact details

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