



**Butlers Way, Great Yeldham, Halstead, CO9 4QL**

## welcome to Butlers Way, Great Yeldham, Halstead

- 5 Bedrooms
- Detached family home
- Cul-de-sac position

- Village location
- Well presented throughout

Tenure: Freehold  
EPC Rating: Awaited

Council Tax Band: D



Ground Floor

First Floor

Total floor area 174.0 m<sup>2</sup> (1,873 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



# £500,000



### Entrance Hall

### Cloakroom

### Dining Room

14' 8" x 11' 11" ( 4.47m x 3.63m )

### Living Room

10' 6" x 10' 2" ( 3.20m x 3.10m )

### Kitchen

13' 1" x 11' 10" ( 3.99m x 3.61m )

### Lounge

18' 2" max x 12' 11" max ( 5.54m max x 3.94m max )

### Landing

### Bedroom One

20' + door recess x 12' 1" max ( 6.10m + door recess x 3.68m max )

### En-Suite

### Bedroom Two

12' 4" + door recess x 11' 7" ( 3.76m + door recess x 3.53m )

### Bedroom Three

13' 1" + door recess x 12' 4" max ( 3.99m + door recess x 3.76m max )

### Bedroom Four

8' 4" max x 8' 3" max ( 2.54m max x 2.51m max )

### Bedroom Five

8' 10" x 7' 7" ( 2.69m x 2.31m )

### Bathroom

### Front Garden

### Rear Garden

**view this property online** [williamhbrown.co.uk/Property/HST108325](http://williamhbrown.co.uk/Property/HST108325)



### Property Ref:

HST108325 - 0002

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



01787 472491



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



[williamhbrown.co.uk](http://williamhbrown.co.uk)