

## Summary

GUIDE PRICE £350,000 - £360,000. Four bedroom semi detached family home located in the town of Halstead. Benefiting from a spacious sitting room, dining room & kitchen to the ground floor and the four bedrooms & bathroom to the first floor. Outside the property benefits from a garage & parking as well as a good sized rear garden. Situated in a highly sought after estate in Halstead the property is within easy access to ample amenities available within the town.

## Description

### Approximate Room Sizes

Four bedroom semi detached family home located in the town of Halstead. Benefiting from a spacious sitting room, dining room & kitchen to the ground floor and the four bedrooms & bathroom to the first floor. Outside the property benefits from a garage & parking as well as a good sized rear garden. Situated in a highly sought after estate in Halstead the property is within easy access to ample amenities available within the town.

**ENTRANCE HALL** Door into entrance hall, further door into sitting room. Stairs ascending to first floor landing.

**SITTING ROOM** 19' 7" x 11' 10" (5.97m x

3.61m) Double glazed windows to front and to side. Double doors to dining room.

**DINING ROOM** 11' 10" x 8' 3" (3.61m x 2.51m) Sliding double glazed patio doors to rear garden. Door to under stair cupboard.

**KITCHEN** 11' 10" x 6' 3" (3.61m x 1.91m) Double glazed window to rear. Fitted kitchen comprising matching wall and base level units with work surfaces over, inset sink with taps over, integrated double oven with hob and extractor fan over, space and plumbing for further white goods.

**LANDING** Doors off to bedrooms and cupboard.

**BEDROOM ONE** 12' 3" x 9' 4" (3.73m x 2.84m)

Double glazed window to front. Pulldown ladder provides access to loft room.

**BEDROOM TWO** 11' 1" x 8' 2" (3.38m x 2.49m) Double glazed window to rear.

**BEDROOM THREE** 8' 1" x 6' 6" (2.46m x 1.98m) Double glazed window to rear.

**BEDROOM FOUR** 12' 4" x 5' 3" (3.76m x 1.6m) Double glazed window to front, door to cupboard. Formerly the ensuite to the master bedroom, this room could easily be converted back if so wished.

**BATHROOM** 6' 9" x 6' 2" (2.06m x 1.88m) Double glazed window to side, panelled bath with shower attachments and taps over, close coupled w/c, wash hand basin with taps over.

**LOFT ROOM** The loft room is a useful space with skylights to the ceiling.

**OUTSIDE** The front of the property is approached via a shared drive which provides access to the garage and the parking for the property. Front garden is predominately laid to lawn with some mature shrubs. Path and steps lead up to the entrance door.

The rear garden commences with a paved patio area with steps up to the remainder of the garden which is predominately laid to lawn. Service door to garage. Enclosed by wood panel fencing and mature hedging / shrubs to rear.

## Additional Information

Local Authority – Braintree District Council

Council Tax Band – C

Tenure – Freehold

Services – Mains drainage, gas central heating and electric

Post Code – CO9 2TT

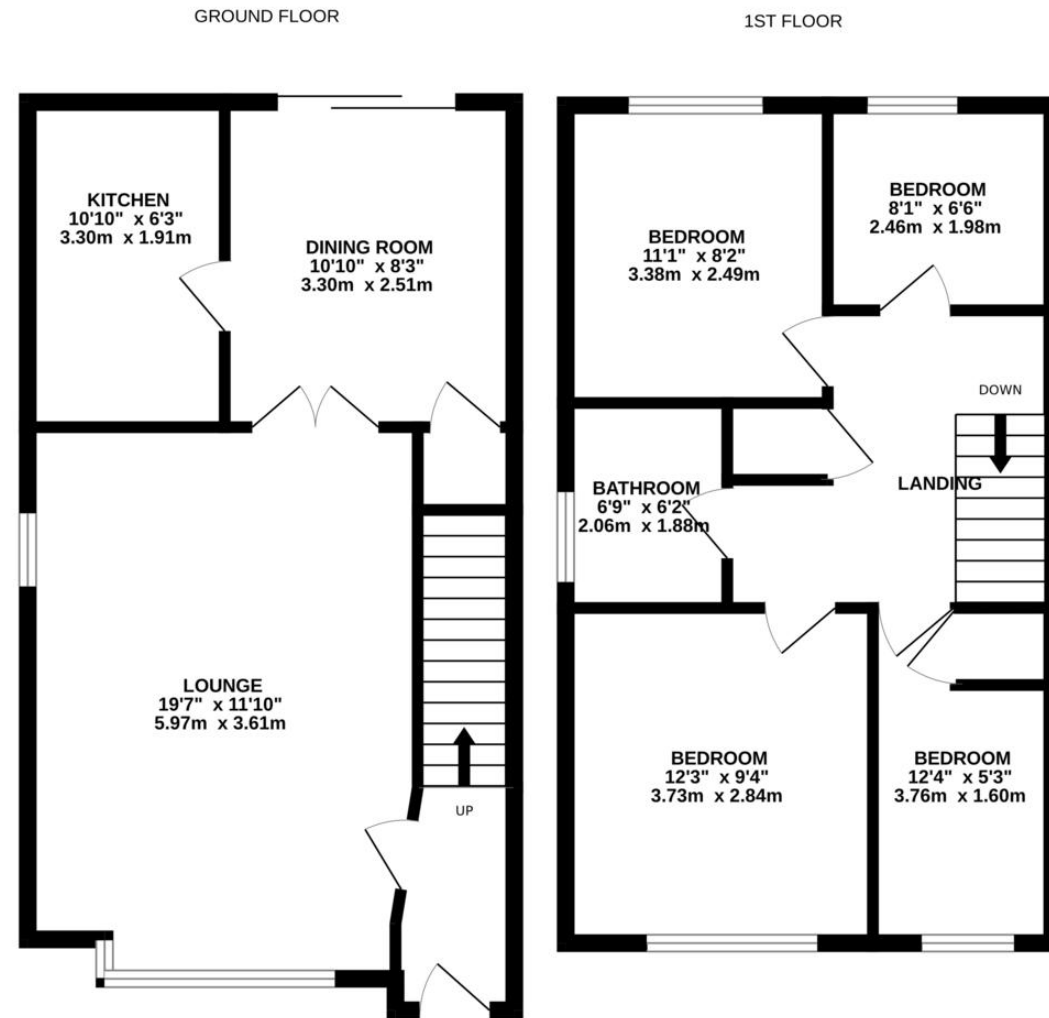
Viewings by appointment

Bychoice Estate Agents

Tel: 01787 468400







Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023



If you would like to speak to one of our mortgage advisors call now – 01787 468400



Your home may be repossessed if you do not keep up repayments on your mortgage.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Contact Details**  
6 King Street, Sudbury, Suffolk, CO10 2EB  
Tel: 01787 468400  
Email: sudbury@bychoice.co.uk

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

## Beech Avenue | Halstead | C09 2TT

GUIDE PRICE £350,000 - £360,000. Four bedroom semi detached family home located in the town of Halstead. Benefiting from a spacious sitting room, dining room & kitchen to the ground floor and the four bedrooms & bathroom to the first floor. Outside the property benefits from a garage & parking as well as a good sized rear garden. Situated in a highly sought after estate in Halstead the property is within easy access to ample amenities available within the town.

## Offers Over £340,000

- Four Bedrooms
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Garage & Parking
- Rear Gardens