



16 ASHLONG GROVE

Halstead, Essex, CO9 2QH

Guide price £475,000

**DAVID
BURR**



16 Ashlong Grove, Halstead, Essex, CO9 2QH

Situated in the much sought-after cul-de-sac of Ashlong Grove located to the western periphery of Halstead, this deceptively spacious three-bedroom detached chalet style house offers flexible and well-presented accommodation. The impressive and well-proportioned rear garden (100ft x 45ft) gently descends to its boundary surrounded by open fields and woodland views, providing an unoverlooked and wide-ranging panorama (see images). We highly recommend a viewing of this property to fully appreciate its ideal countryside location, which lies outside of the Halstead Town development area, whilst still being within easy walking distance of the town.

A timber entrance door provides access to the 'L' shaped hallway with timber effect flooring and cupboard housing water cylinder. From the hallway there are doors to the sitting room, dining room and bathroom, in addition to stairs ascending to the first floor.

The sitting room is a spacious room with a window to front and French doors overlooking the patio terrace and rear garden beyond. Gas log stove. The bathroom features a modern white suite with bath and mixer tap, wash hand basin, WC and tiled walls and flooring. The dining room is a spacious room with windows to both front and side and a gas log stove. There is also access from this room to the kitchen.

The kitchen overlooks the rear garden and is fitted with counter tops to two sides, space for range style cooker, matching limed oak effect base and wall units, modern sink top and window and door to rear.

Landing with cupboard and doors to all rooms. The principal bedroom features fitted bedroom furniture including wardrobes, chests and vanity tops, feature radiator, Velux window to front and window to rear overlooking the rear garden and far-reaching views of the surrounding countryside.

Bedroom two has a built-in cupboard and window to rear affording far reaching views across the countryside beyond. Bedroom three has a Velux window to front and built in wardrobe. There is an independent shower room with quadrant shower cubicle, wash hand basin and low-level WC.

Outside

The front garden is lawned with flower and shrub borders and paved concrete area providing off-street parking for two vehicles. There is a driveway to the left-hand side of the property which leads to a timber workshop/garage. Side access is provided to the right-hand side of the property providing access to the rear.

The rear garden comprises of paved patio terrace over two tiers descending to a single expanse of lawn which ascends to the boundary with open countryside beyond. There is a patio decking area to the left hand side and numerous shrubs, sunken pond, and established trees. The garden is private and a particularly delightful feature of this property.

Sited on the patio terrace is a large timber outbuilding (approx. 13' x 7'9 external measurement) which could be utilised as a home office or summerhouse, if so required.

The immaculately presented accommodation comprises:

Three bedrooms	Two reception rooms
Ground floor bathroom	First floor shower room
Sought after cul-de-sac	Delightful well proportioned garden
Parking to front plus driveway	Western periphery of Halstead
Abuts farmland to rear boundary	Far reaching views from rear
First time available for 40 years	Lovely location

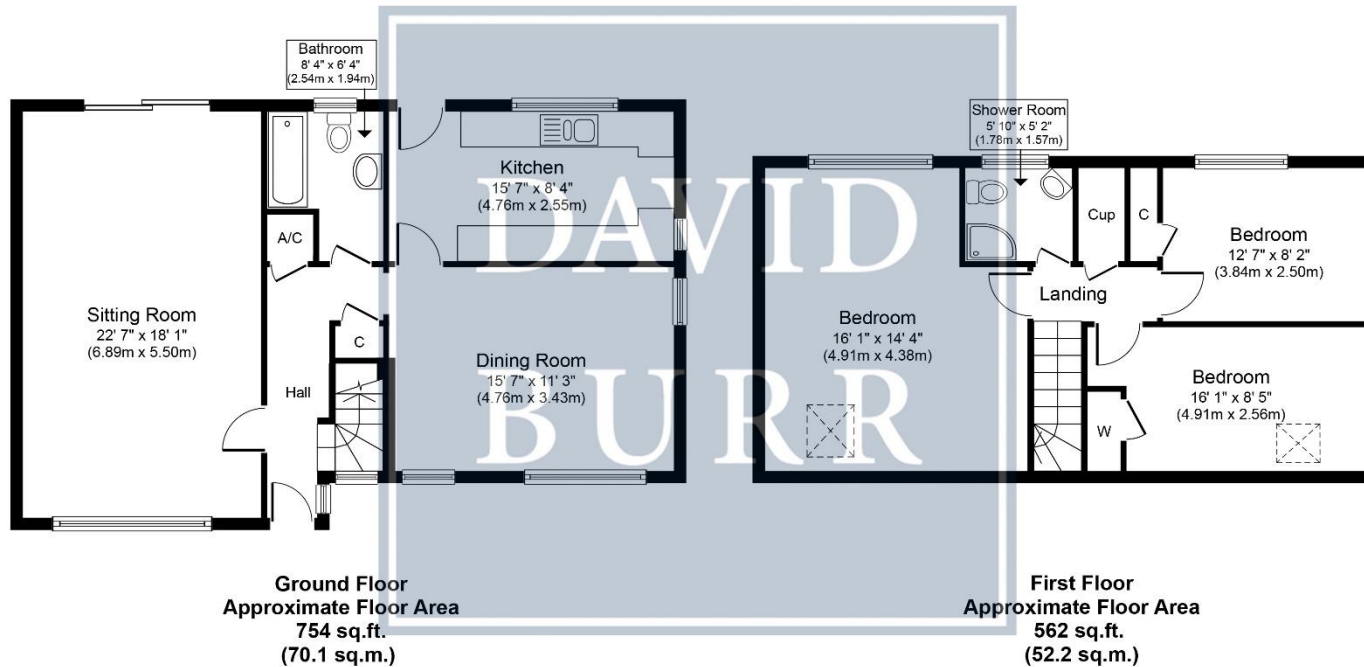
Access

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 mins

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.





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 E: Council Tax Band: D.

Broadband speed: up to 1000 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.

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