



14 ASHLONG GROVE

Halstead, CO9 2QH

Guide price £430,000

**DAVID
BURR**



14 Ashlong Grove, Halstead, Essex, CO9 2QH

14 Ashlong Grove is a well suited detached single story dwelling with appealing split level accommodation, of a versatile nature which is ideally suited to a wide range of modern lifestyles. The property enjoys a large plot with far reaching views in this sought after location on the edge of the town.

The property is entered via a panelled and glazed door which leads to a practical and useful front porch which has a tiled floor and a window to the front elevation, and it provides ample storage for coats and boots. Beyond this is a snug which has limed oak effect flooring, and French doors to the back garden and this provides a useful separate entertaining space. Beyond here are brick steps which lead to the inner hall which has a large storage cupboard and doors off to the bedrooms and principal reception room.

The principal reception room is situated to the rear of the property and has French doors accessing a large entertaining terrace with views to the garden and farmland beyond. There is an attractive red brick fireplace with inset wood burning stove upon a brick hearth which provides a focal point and there are sliding patio doors which access the useful conservatory. The room is currently utilised as a dining and sitting room. The conservatory has a tiled floor and French doors to the entertaining terrace providing a high degree of versatility, and there are wonderful views to be had over the rolling fields behind. A panelled door from the principal reception room accesses a well-appointed kitchen which is fully tiled to the walls and floor and is fitted with a range of floor and wall mounted units with integral appliances to include an 'Indesit' oven and grill, a gas hob, an extractor, an integral fridge/freezer, and a stainless steel sink. There is plumbing for a washing machine and a door gives access to the side and rear garden, there is also space for a tumble dryer and there is an appealing breakfast bar.

The bedrooms are all accessed from the inner hall and all have views to the front elevation. The principal bedroom and adjacent second bedroom both have built in wardrobes and the third bedroom is also situated to the front elevation. There is a well appointed family bath/shower room which has mermaid board to all the walls, a large walk in shower cubicle, oval ended bath, pedestal wash hand basin, matching WC, and a mirror fronted storage wardrobe. There is also a separate shower room with a corner shower cubicle and a matching WC and wash hand basin.

Outside

The property is approached via a large paved drive which provides parking for numerous vehicles and in turn is flanked by a mellow red brick wall with a grass border to the front of the property and sleeper edging to the sides. Rear access is afforded by a pedestrian gate which then leads to the extensive terrace. The rear garden is a true delight and is of an impressive size, and has wonderful views over open farmland and the town roofscape. There is an extensive sandstone entertaining terrace which can be accessed from both the conservatory and the principal reception room which is ideal for large family gatherings. Adjacent to this is a covered open fronted entertaining area and to the rear a useful storage shed. Steps lead from the terrace to large expanses of lawn and there is a mature silver birch tree which provides a focal point.

The well presented accommodation comprises:

Detached bungalow in a secluded location	Lovely open views
Versatile family accommodation	Entertaining terrace
Impressive sitting/dining room	Extensive parking
Two bath/shower rooms	Established garden
Three bedrooms	Scope for extension (stp)

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.

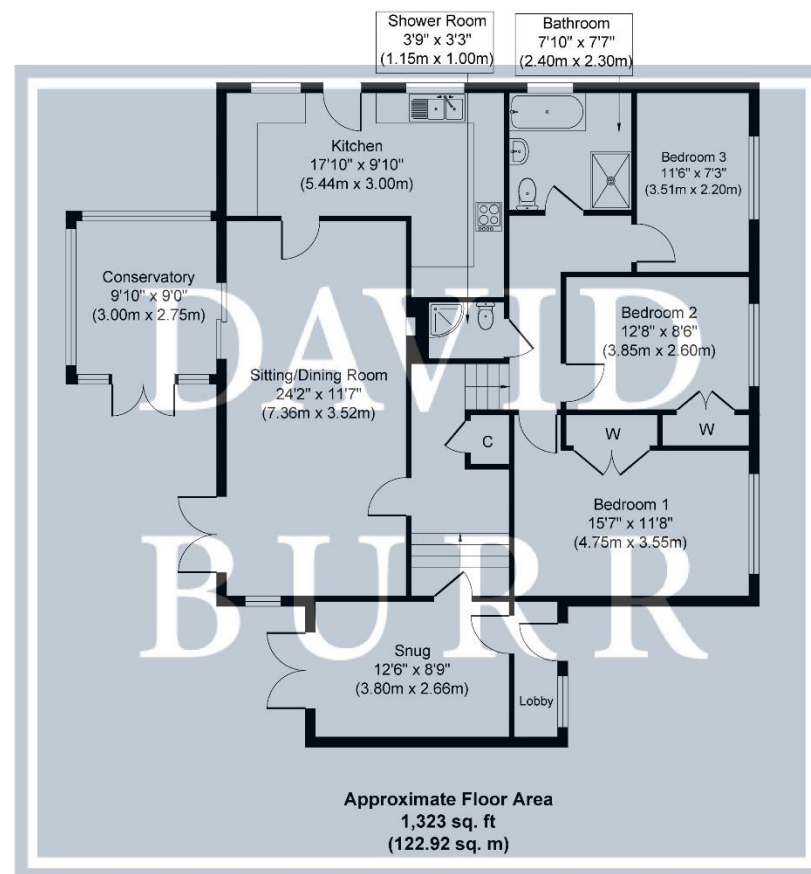
Access

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

Agents notes:

The property could readily be enlarged subject to the necessary planning consents being sought. Certain areas of the property would benefit from a degree of decorative improvement.





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: D

Tenure: Freehold

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. DAVIDBURR.CO.UK

Contact details

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