



Cherry Tree Close, Halstead CO9 2UA

welcome to

Cherry Tree Close, Halstead

- ****NO ONWARD CHAIN****
- Garage & Driveway
- En-suite & Family Bathroom
- Three Bedrooms
-

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£325,000

view this property online williamhbrown.co.uk/Property/HST108482



Property Ref:

HST108482 - 0006

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.

Entrance Hall

Entrance hall with stairs rising to the first floor landing and doors leading to the lounge, dining room and kitchen. This welcoming space provides access to the principal ground floor accommodation.

Downstairs Cloakroom

With a window to the front aspect, this cloakroom is fitted with a WC and wash hand basin.

Lounge

With window to the front aspect and patio doors opening onto the rear garden, this spacious dual-aspect lounge enjoys an abundance of natural light. Feature fireplace with surround, radiator, and ample space for seating and entertaining.

Dining Room

With window to the front aspect, radiator, and ample space for dining furniture, creating an ideal setting for both everyday meals and entertaining guests.

Kitchen

With window and door to the rear aspect, the kitchen is fitted with a range of matching base and wall units with work surfaces over and inset sink/drain. Built-in oven, hob and extractor hood, with space for additional appliances. A practical and

functional space ideal for everyday cooking and meal preparation.

Landing

First floor landing with doors leading to all bedrooms and the family bathroom. A bright and central space providing access to the property's first floor accommodation.

Bedroom 1

With window to the front aspect, built-in wardrobes and radiator. Door leading through to the en-suite shower room, providing a convenient and private addition to the principal bedroom.

En-Suite

With window to the front aspect, suite comprising of shower cubicle, vanity wash hand basin and WC.

Bedroom 2

With window to the front aspect, radiator, and ample space for bedroom furniture.

Bedroom 3

With window to the rear aspect, radiator, and ample space for bedroom furniture. A well-proportioned room enjoying a pleasant outlook, ideal as a bedroom, guest room, or home office.

Family Bathroom

With window to the rear aspect, the family bathroom comprises a suite featuring a bath with shower over wash



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