

Windmill Road, Halstead CO9 1JN

william h brown

welcome to

Windmill Road, Halstead

A well-presented three-bedroom family home, ideally situated within close proximity of Halstead's town centre. The property benefits from a modern fitted kitchen/diner, a useful utility area, and well-proportioned accommodation throughout, making it perfectly suited to family living.













Entrance Hall
A welcoming entrance hall with stairs rising to the first floor and a door leading through to the lounge, creating an inviting introduction to the home.

Lounge
With a window to the front aspect, this well-proportioned reception room benefits from a radiator and provides a comfortable living space. Door leading through to the kitchen/diner.

Kitchen/Diner
A bright and spacious kitchen/diner enjoying two windows overlooking the rear garden and a door providing direct access to the garden. The kitchen is fitted with a range of matching base and eye-level units, incorporating a built-in oven, hob and extractor, with additional space for appliances. Door leading through to the utility/WC.

Utility/Wc
Fitted with a WC and wash hand basin, with space and plumbing for appliances, providing a practical and useful utility area.

Bedroom 1
A well-proportioned bedroom benefiting from two windows to the rear aspect, allowing plenty of natural light to fill the room. Radiator.

Bedroom 2
A bright and well-proportioned bedroom featuring a window to the rear aspect overlooking the garden. Radiator.

Bedroom 3
A well-proportioned bedroom enjoying a window to the front aspect, providing plenty of natural light. Radiator.

Bathroom
With a window to the rear aspect, the family bathroom is fitted with a three-piece suite comprising a panel-enclosed bath, vanity wash hand basin and low-level WC. The room provides a bright and practical space for everyday use.

Outside
To the front of the property, a lawned garden is complemented by steps rising to the entrance door. The rear garden is predominantly laid to patio and lawn, providing an ideal space for outdoor entertaining and family enjoyment.

Agents Note
Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Windmill Road, Halstead

- Close To Town
- Three Bedrooms
- Kitchen/diner
- Downstairs Utility/WC
-

Tenure: Freehold EPC Rating: E
Council Tax Band: B

£280,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HST108563 - 0007

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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