



Kerria Mallows Field, HALSTEAD, CO9 2LQ

welcome to

Kerria Mallows Field, HALSTEAD

We are delighted to bring to market this 3 bedroom detached bungalow in the popular town of Halstead. This property benefits from being well presented, modern throughout and in a quiet location. A MUST VIEW!



Entrance Hall

Door to front and side aspects. Storage cupboards.
Doors giving access to all rooms.

Living Room

20' 10" max x 12' 2" max (6.35m max x 3.71m max)
Window to front aspect. French doors to rear aspect.
Fireplace.

Kitchen / Diner

20' x 9' 10" (6.10m x 3.00m)
Windows to side and rear aspects. Range of
matching high gloss grey wall and base units with
work surfaces over. Sink and drainer. Oven, hob and
extractor.

Bedroom One

12' 3" x 9' 5" (3.73m x 2.87m)
Window to side aspect. Door leading to the en-suite.

En-Suite

Window to side aspect. Suite comprising wc, wash
basin with vanity unit under and shower cubicle.
Central heated towel rail.

Bedroom Two

11' 5" x 10' 9" (3.48m x 3.28m)
Window to side aspect.

Bedroom Three

13' 1" x 8' 10" (3.99m x 2.69m)
Window to rear aspect. Built in wardrobes.

Bathroom

Window to front aspect.

Bathroom

Window to front aspect. Suite comprising bath, wc,
wash basin with vanity unit under, shower cubicle
and heated towel rail.

Garage

20' 10" x 9' 10" (6.35m x 3.00m)

Front Garden

Gate with path leading to front door.

Rear Garden

Laid to lawn with patio area. Tree and shrubs.
Pergola. Shed.

Parking

Driveway and garage.

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.



view this property online williamhbrown.co.uk/Property/HST107917



welcome to

Kerria Mallows Field, HALSTEAD

- Guide Price: £450,000 - £475,000
- 3 Bedrooms
- Detached bungalow
- Driveway and garage
- Modern kitchen and bathrooms

Tenure: Freehold EPC Rating: D

Council Tax Band: E

guide price

£450,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HST107917



Property Ref:
HST107917 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01787 472491



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



williamhbrown.co.uk