

**97 BERIDGE ROAD**

Halstead, Essex, CO9 1JX

**Guide price £450,000 to £460,000**

DAVID BURR









# 97 Beridge Road, Halstead, Essex, CO9 1JX

An attractive bay fronted detached family house with some appealing early twentieth century architectural embellishments, and a more modern pitched roof extension to the side, providing overall approximately 1350sqft., of very versatile accommodation (see floor plan). The property features fireplaces, two very well proportioned reception rooms, a contemporary kitchen, potential guest suite and a semi-secluded south facing garden and patio.

The house also benefits from off road parking and is located on the popular western side of the town, with excellent access to schools including those located in Gosfield, and to Braintree, with its railway station, which is to the south.

An arched storm porch and substantial entrance door with matching lights provides access to the hallway and staircase, The hallway features an under stair cupboard and access to the reception rooms and the cloakroom with two piece suite.

The sitting room is a spacious yet cosy room with full height bay window, chimney breast and ornate fireplace. The light filled dining room is equally well proportioned and features a wood burning stove, exposed timber floor, French doors opening to the rear garden patio and access to the home office or guest bedroom with its vaulted ceiling and the ensuite shower room.

The kitchen is comprehensively fitted with plenty of storage cupboards at floor and eye level, and counter tops to two sides. Space for appliances is provided and a canopy extractor fan is fitted. French doors allow access to the garden.

To the first floor there are two excellent sized double bedrooms, a single bedroom and further bedroom or study. Supporting these rooms is a modern family shower room.

Exterior

The rear garden enjoys a fair amount of seclusion, and as previously mentioned is south facing. A patio spans the rear of the house and there is side access to the front garden and thence the parking space.

The well presented accommodation comprises:

- Four Bedrooms
- Fourth bedroom/study
- Family shower room
- Ground floor home office/guest suite with shower room
- Sitting room
- Dining room
- Cloakroom
- Kitchen
- Off road parking
- South facing garden

## 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
- Colchester 10 miles
- Bury St Edmunds 25 miles
- Stansted approx. 30 mins
- Braintree 7 miles
- Chelmsford 19 miles
- Braintree-Liverpool St – 60 mins
- M25 J27 approx. 50 min



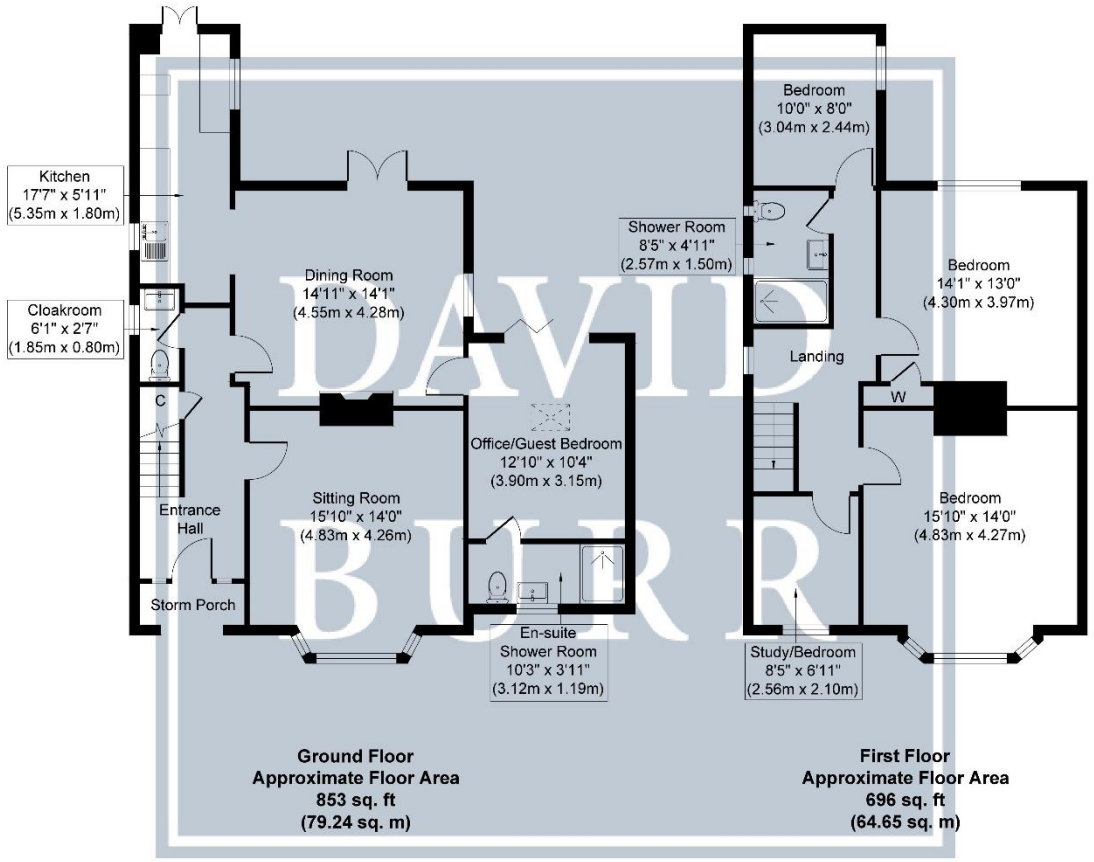











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## Additional information

Services: Main water, electricity and drainage

Gas fired heating to radiators. EPC rating: D

Council tax band: E Broadband: Fibre to the premise

Tenure: Freehold Construction type: Brick

Broadband speed: up to 1800 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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