



- Guide Price £425,000 - £450,000
- An Extended And Much Improved Family Home
- Flexible Accommodation
- Four/Five Bedrooms
- Front Aspect Living Room & Conservatory
- Ground Floor Shower Room
- Underfloor Heating To Kitchen, Conservatory And Bathroom
- Large Rear Garden With 3.55m x 5.96m Garden Room With Power And Bi-Folds
- Driveway To The Front Providing Parking Off Road

## 71 Mitchell Avenue, Halstead, Essex. CO9 1DT.

Positioned on the popular Mitchell Avenue in Halstead, this extended four/five bedroom home offers spacious and flexible accommodation, ideal for modern family living. Occupying a generous plot of approximately 0.15 acres, the property boasts a standout rear garden and an impressive garden room, perfect for a variety of uses such as a home office, studio or entertaining space.





# Property Details.

## Room Measurements

### Entrance Porch

With UPVC window to front aspect, door to;

### Inner Hall

With stairs rising to first floor, doors to;

### Living Room



4.28m x 5.05m (14' 1" x 16' 7") With two UPVC windows to front, radiator, bespoke built in cabinetry and shelving, understairs cupboard, door to;

### Kitchen



2.72m x 5.10m (8' 11" x 16' 9") With two

window to rear, door to conservatory, pantry cupboard, underfloor heating, a modern kitchen offering a range of matching eye level and base units with drawers and worktops over, inset sink and drainer, hob with extractor hood over, built in oven, space for washing machine.

### Conservatory



3.26m x 4.35m (10' 8" x 14' 3") Brick Plinth and UPVC construction, tiled floor with heating under, French doors to garden, door to;

### Bedroom Five/Study/Snug

3.26m x 4.09m (10' 8" x 13' 5") With UPVC window to rear, radiator, door to shower room.

### Shower Room

With UPVC window to side, full tiled suite with WC, wash hand vanity basin and storage, shower cubicle with rainfall shower.

### Landing

With loft access and doors to;

# Property Details.

## Bedroom One



4.06m x 3.24m (13' 4" x 10' 8") With UPVC window to front and rear, radiator, built in IKEA Pax wardrobes.

## Bedroom Two



4.28m x 2.64m (14' 1" x 8' 8") With UPVC window to front, radiator.

## Bedroom Three

2.69m x 3.73m (8' 10" x 12' 3") With UPVC window to rear, radiator.

## Bedroom Four

3.33m x 3.30m (10' 11" x 10' 10") With UPVC window to front, radiator.

## Bathroom

With UPVC window to rear, fully tiled with underfloor heating, WC, wash hand basin, P shape bath with shower screen and shower over, heated towel rail.

## Garden

Externally, the property truly shines. The rear garden is a wonderful feature—generous in size and thoughtfully landscaped with multiple seating areas, useful storage solutions, and a superb 5.96m x 3.55m garden room with bi-folding doors, ideal for year-round use.

To the front, the home offers off-street parking for two vehicles, with additional on-street parking readily available.

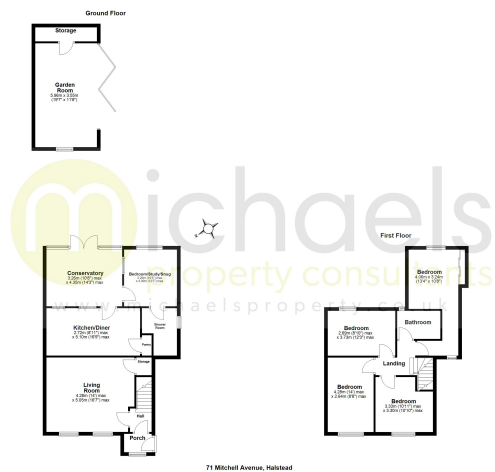
## Garden Room



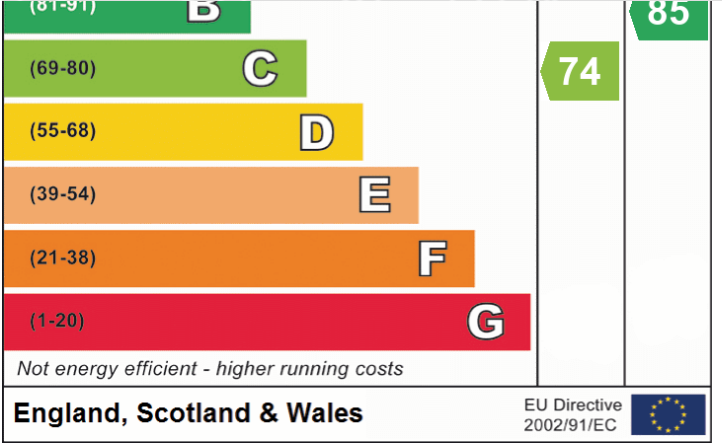
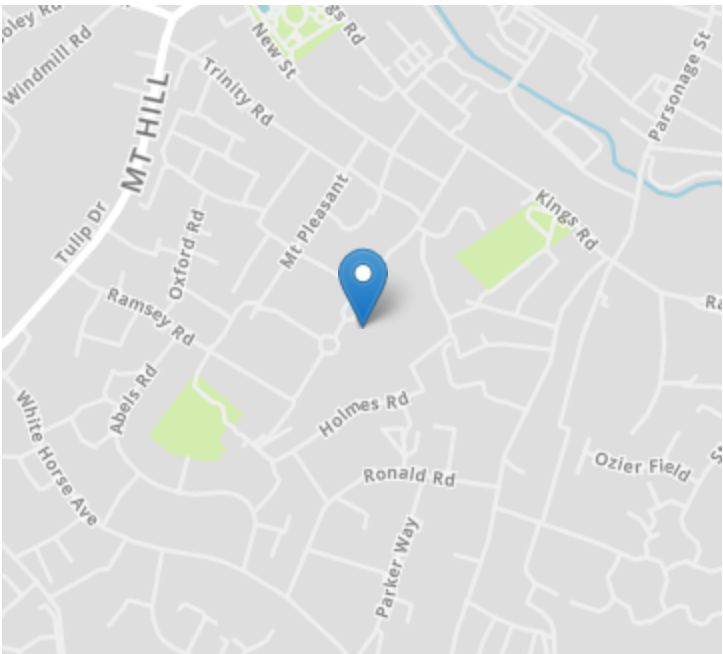
3.55m x 5.96m (11' 8" x 19' 7") An excellent addition to this home which could be utilised for a variety of many uses. Comes with bi-folding doors to the garden and a large storage cupboard. Power and light connected as well as being insulated.

# Property Details.

## Floorplans



## Location



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.