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property consultants

- One Of Halstead's Most Sought After Estates
- Extended And Improved To A High Standard Throughout
- Four Generous Bedrooms
- Contemporary Semi Detached House
- Master Suite With Juliet Balcony And En-Suite Shower Room
- 23ft Lounge/Diner
- Modern Kitchen/Dining/Family Room
- Parking, Part Garage And Private Garden

15 Bois Hall Gardens, Halstead, Essex. CO9 2HX.

Meticulously improved and extended by the current owners this semi-detached house located within one of Halsteads most sought after estates 'Bois Hall Gardens' now offers tremendous contemporary accommodation over three floors approaching 1400sqft.



Call to view 01787 322799



Property Details.

Room Measurements

Entrance Porch

With composite door to enter, wood effect floor, open to;

Hallway



With wood effect floor, radiator, stairs to first floor, doors to;

WC

With wash hand basin, close coupled wc.

Lounge/Diner



23' 9" x 12' 2" (7.24m x 3.71m) With UPVC double glazed window to front aspect, French doors to garden, wood effect flooring, radiator, feature red brick

fireplace with inset log burner.

Kitchen/Dining/Family Room



16' 8" x 15' 0" (5.08m x 4.57m) With UPVC double glazed window to rear aspect, French doors to garden, two velux windows, wood effect flooring, a modern kitchen offering a range of matching base units with worktops over and inset sink, island unit with breakfast bar, range of appliances. (STN)

Landing

Doors to;

Bedroom Two



12' 4" x 11' 3" (3.76m x 3.43m) With UPVC double glazed window to front aspect,

Property Details.

radiator.

Bedroom Three

12' 0" x 11' 2" (3.66m x 3.40m) With UPVC double glazed window to rear aspect, radiator.

Bedroom Four

6' 8" x 6' 5" (2.03m x 1.96m) With UPVC double glazed window to front aspect, radiator.

Bathroom

With UPVC double glazed window to rear, panelled bath with shower screen and shower over, part tiled, wash hand basin with vanity unit under, close coupled WC.

Second Floor Landing

Access to walk in wardrobe and door to;

Bedroom One



16' 9" x 10' 4" (5.11m x 3.15m) With two Velux windows, French doors to rear aspect and to Juliet balcony, radiator, door to;

En-Suite



Modern en-suite offering UPVC double glazed obscure window to rear, wash hand vanity basin, close coupled WC, corner shower cubicle.

Garden

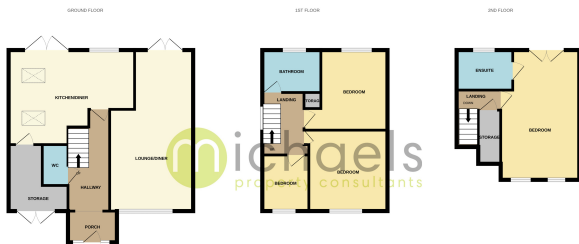
The garden has also been landscaped and is private and un-overlooked offering a paved patio and a garden shed.

Garage & Parking

To the side of the home there is a part garage offering storage and to the front there is a block paved drive providing off road parking.

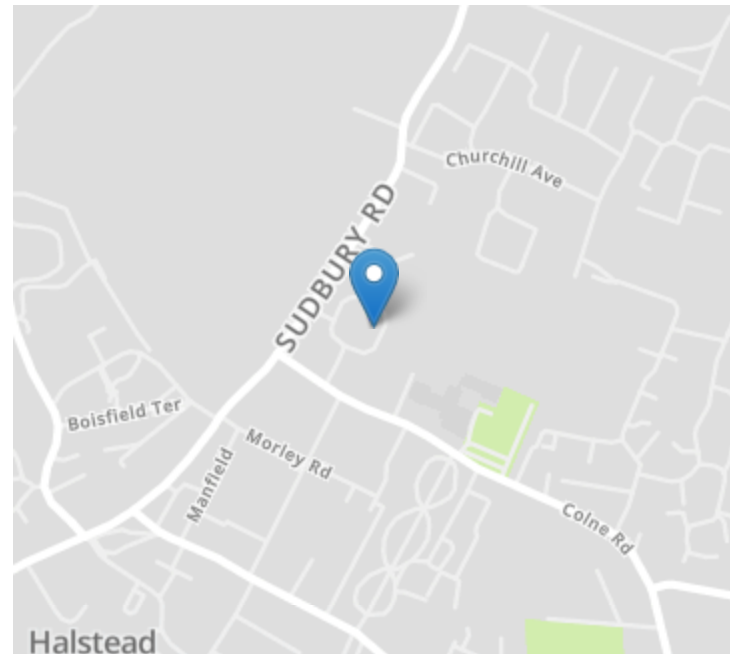
Property Details.

Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of space, dimensions, areas and any other data are approximate and do not necessarily conform to any other plan or title deed. The plans are for guidance only and should not be relied on for any legal or financial purposes. The services, systems and appliances shown may not be tested and not guaranteed to be in full compliance with any applicable laws.

Location



Energy Ratings

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.