



- Contemporary & Modern Finishes Throughout
- Semi Detached House
- Tastefully Decorated & Finished Throughout
- Three Bedrooms With En-Suite Bathroom To Bedroom One
- Front Aspect Living Room
- Kitchen/Diner With Utility Area
- Downstairs Cloak Room
- Landscaped Rear Garden
- Driveway Providing Parking

### Broyd Avenue, Halstead, Halstead, Essex. CO9 1FS.

Nestled in the heart of Halstead's sought-after Oakwood Hill Development, built by the reputable Bloor Homes, is this contemporary and tastefully presented three-bedroom semi-detached home offering the perfect blend of style, comfort, and convenience.



Call to view 01787 322799





# Property Details.

## Room Measurements

### Entrance Hall

With stairs rising to first floor, radiator, door to;

### Living Room



4.29m x 3.61m (14' 1" x 11' 10") With UPVC window to front, radiator, cupboard under stairs, modern herringbone wood effect flooring, door to;

### Kitchen/Diner



3.91m x 3.64m (12' 10" x 11' 11") With UPVC windows and French doors to rear, radiator, tiled floor, a range of matching eye level and base shaker style units with drawers and worktops over, inset sink and drainer, BOSH appliances to include oven, hob and extractor fan. Integrated dishwasher and fridge/freezer, open to;

### Utility Area



With tiled floor, matching units to the kitchen, space and plumbing for washing machine, door to;

### WC

With wash hand basin, WC, close coupled WC.

### Landing

With access to;

### Bedroom One



2.90m x 2.69m (9' 6" x 8' 10") With UPVC window to rear, radiator, built in wardrobes, door to;

# Property Details.

## En-Suite



With UPVC window to rear, heated towel rail, tiled floor, wash hand basin, close coupled WC, shower.

## Bedroom Two



3.51m x 2.69m (11' 6" x 8' 10") With UPVC window to front, radiator.

## Bedroom Three



3.51m x 2.01m (11' 6" x 6' 7") With UPVC window to front, radiator, built in cupboard.

## Bathroom

With UPVC window to side, radiator, panelled bath, wash hand basin, close coupled WC, part tiled.

## Garden



Outside, the property truly shines with a generous rear garden, perfect for outdoor gatherings, children's play, or simply enjoying the sunshine. The garden has been landscaped and offers a generous paved patio, garden shed and lawn.

## Parking

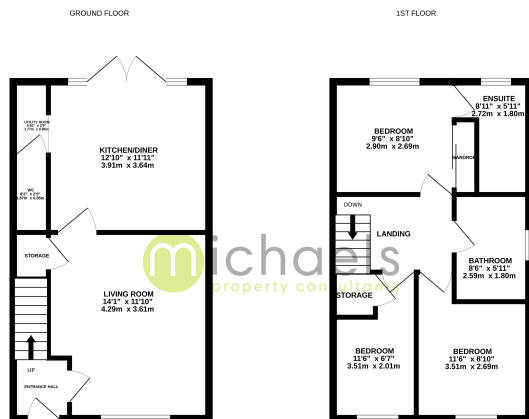
Adjacent to the property there is a driveway providing off road parking.

## Estate Management Charges

Please be advised First Port manage the maintenance and upkeep on this development so there is a yearly charge payable.

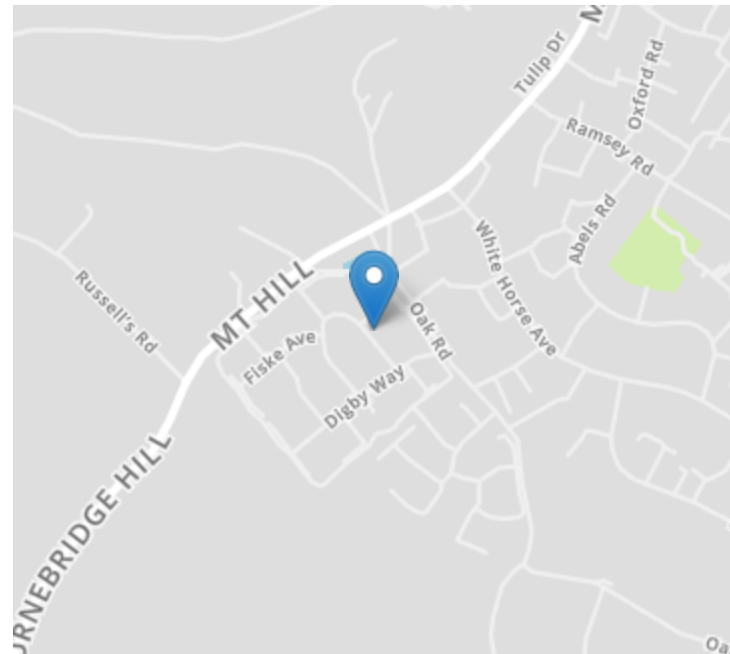
# Property Details.

## Floorplans



While every effort has been made to ensure the accuracy of the floorplans contained herein, measurements of rooms, distances, areas and any other facts are approximate and not to be relied upon for any other purpose. The floorplans are for guidance only and are not to be used as a basis for any other purpose. The floorplans are for guidance only and are not to be used as a basis for any other purpose. The floorplans are for guidance only and are not to be used as a basis for any other purpose.

## 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.