



- Guide Price £350,000 - £375,000
- Three/Four Bedroom Semi-Detached Home
- Tastefully Presented Throughout
- 'Move In' Condition
- Two Receptions Room
- Ground Floor Bedroom/Study/Playroom
- Ground Floor WC, First Floor Bathroom & En Suite To Master
- Landscaped Rear Garden
- Generous Plot
- Driveway Providing Off Road Parking

### 37 Cherry Tree Close, Halstead, Essex. CO9 2UA.

Guide Price £350,000 - £375,000 Situated on this highly sought after estate in Halstead on this quiet cul-de-sac is this tastefully refurbished three/four bedroom semi-detached home boasting generous accommodation throughout and offered to the market in excellent condition.





# Property Details.

## Room Measurements

### Entrance Hall

With window to side aspect, doors to;

### WC

With window to front aspect, radiator, wash hand basin, close coupled WC.

### Living Room



16' 1" x 12' 4" (4.90m x 3.76m) With window to front aspect, radiator, TV point, opening to inner hall and dining room.

### Dining Room



11' 3" x 8' 0" (3.43m x 2.44m) With patio doors to rear aspect, radiator, opening to;

## Kitchen



11' 2" x 7' 9" (3.40m x 2.36m) With window to rear aspect, a range of eye level and base units with drawers and worktops over, inset sink and drainer, space for range cooker, space for washing machine and dishwasher, storage/larder cupboard, open to;

## Utility Room



With door to rear aspect, space for fridge/freezer, door to;

# Property Details.

## Bedroom Four/Study/Playroom



9' 3" x 8' 0" (2.82m x 2.44m) With window to front aspect, radiator.

## Inner Hall

(Accessed from the living room) with window to side, storage cupboard, stairs to first floor.

## Landing

With storage cupboard, doors to;

## Bedroom One



11' 2" x 10' 7" (3.40m x 3.23m) With window to rear aspect, radiator, door to;

## En-Suite

Part tiled with heated towel rail, close coupled WC, corner shower, wash hand basin, extractor fan.

## Bedroom Two



10' 6" x 9' 1" (3.20m x 2.77m) With window to front aspect, radiator.

## Bedroom Three

7' 5" x 6' 9" (2.26m x 2.06m) With window to front aspect, radiator, fitted cupboard.

## Family Bathroom



With obscure window to rear aspect, part tiled, close coupled WC, wash hand vanity basin, panelled bath.

## Outside

Outside, the rear garden commences with a patio which leads to a large lawn. There is a further side garden. The garden is enclosed by fencing and comes with side access.

## Parking

Block paved driveway providing off road parking.

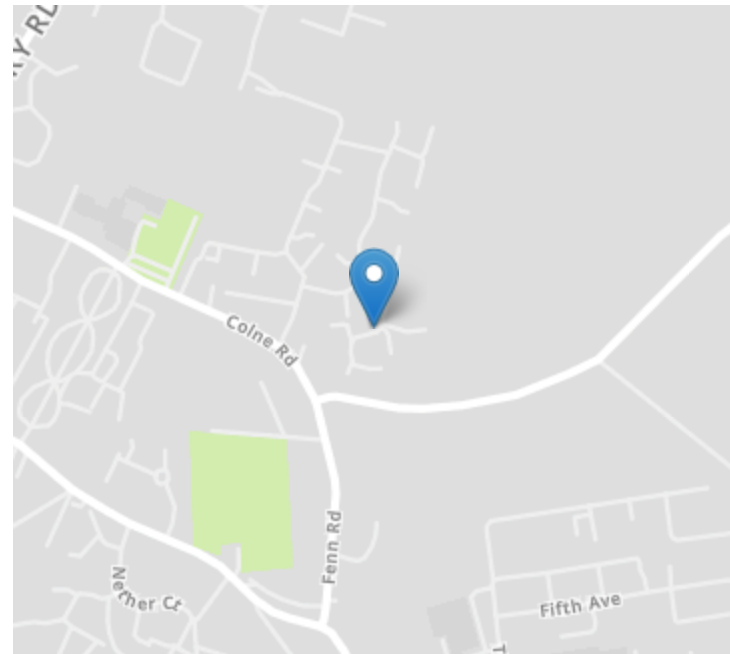
# Property Details.

## Floorplans



We have every effort to have made to ensure the accuracy of the floorplans contained herein, measurements of space, dimensions, areas and any other data, but we do not accept any responsibility for any errors or omissions in the information. The plans are for general guidance only and should not be used as a basis for production purposes. The services, systems and appliances shown may not have been tested and are for guidance only. We have no liability for any errors or omissions. Made with Archistar V10.02

## 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.