



**SCOTT  
MADDISON**



**36E Kings Road**

Halstead  
CO9 1HA

**£330,000**  
**Freehold**

THREE BEDROOMS  
CENTRAL HEATING  
FITTED KITCHEN CHOICE  
LOUNGE/DINER  
EN-SUITE SHOWER TO MASTER  
BATHROOM SUITE  
DOUBLE PARKING





Part glazed composite entrance door with attractive outer UPVC plastic canopy with downlighting under a tiled roof.

### HALL

Turning stairs rise to the first floor. Under floor heating.

### CLOAKROOM

Suite comprising low level WC, wash hand basin with cupboard under. Double glazed window to front. Under floor heating.

### KITCHEN

10' 0" x 8' 9" (3.05m x 2.67m)  
UPVC double glazed window to front. A quality Howdens kitchen of choice to be installed together with various appliances within the allowance.

### LOUNGE DINER

15' 10" x 15' 2" (4.83m x 4.62m)  
UPVC French doors and window to rear aspect. Cupboard housing the water cylinder. Under floor heating.

### LANDING

Radiator. Access to loft space, which we understand is insulated with fitted light. Over stairs cupboard.



### BEDROOM ONE

14' 3" x 11' 9" (4.34m x 3.58m)

UPVC double glazed window to rear. Radiator.

### EN-SUITE SHOWER

Comprising shower cubicle, (to be tiled), sliding semi circular door, low level WC, wash hand basin. UPVC double glazed window to rear.

Chrome ladder radiator.

### BEDROOM TWO

13' 3" x 8' 11" (4.04m x 2.72m)

Radiator. UPVC double glazed window to front.

Fitted wardrobe cupboard.

### BEDROOM THREE

9' 6" x 9' 2" (2.9m x 2.79m)

Radiator. UPVC double glazed window to rear.

Two single wardrobe cupboards.

### BATHROOM

Suite comprising full length panel bath, part tiling, shower over. Low level WC, wash hand basin. Double glazed window to front. Chrome ladder radiator.

### OUTSIDE

Front - a neat landscape of lawn with path to main entrance. The rear extends to approximately 35'10 in depth x 18'3.

Samsung air source heat pump. Patio terrace, path to rear boundary, lawned area adjacent. Concrete base and wooden shed. Gate to two large parking spaces adjacent to the rear boundary. Enclosed by lapped panelled fencing.

### SERVICES

We understand mains electricity and water are connected to the property.

### AGENT'S NOTE

There will be a choice with this plot for all floor coverings with an allowance included. This includes kitchen choice and various appliances also.

To be confirmed - there will be an annual contribution paid by the residents towards maintenance of the surface water.





Local Authority  
Council Tax Band  
EPC Rating

Braintree District Council

C

B

Score	Energy rating	Current	Potential
92+	A		94   A
81-91	B	82   B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Halstead  
17 High Street  
Halstead  
Essex  
CO9 2AA

Contact  
01787 479988  
homes@scottmaddison.co.uk  
www.jupix.com

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.