



**SCOTT
MADDISON**



6 Bouchier Way

Halstead
Essex
CO9 1AY

£365,000
Freehold

UPVC DOUBLE GLAZING
GAS RADIATOR CENTRAL HEATING
LOUNGE DINER
FITTED KITCHEN
THREE BEDROOMS
FRONT AND REAR GARDENS
OFF ROAD PARKING/GARAGE



The accommodation with approximate room sizes: Ground floor: Solid door with glazed insert leading to

HALL

Double glazed window to side. Storage cupboard under stairs. Radiator.

CLOAKROOM

White suite comprising low level WC, hand wash basin. Radiator. Double glazed window to side.

LOUNGE DINING ROOM

18' 4" x 15' 1" (5.59m x 4.6m) Two radiators. TV point. Open fire place with modern coal effect electric fire within. Double glazed windows to both front and rear. Double glazed sliding patio doors to the rear garden.

KITCHEN

9' 3" x 9' 9" (2.82m x 2.97m) Plus recess. Stainless steel one and a half bowl sink unit, cupboard under, work top adjoining. Good additional range of matching base and wall cupboards incorporating under oven, four ring gas hob and extractor hood. Plumbing for automatic washing machine. Tiled flooring. Double glazed window to rear. Half glazed door to side.



FIRST FLOOR

BEDROOM ONE

14' 1" x 10' 3" (4.29m x 3.12m) Plus recess. Free standing double wardrobe with mirror doors. Double glazed window to rear. Radiator.

BEDROOM TWO

12' 3 max" x 10' 6" (3.73m x 3.2m) Double glazed window to rear. Radiator.

BEDROOM THREE

9' 10" x 7' 10" (3m x 2.39m) Double glazed window to front. Radiator.

BATHROOM

White suite comprising panel bath with shower over and side screen, pedestal wash basin, low level WC. Fully tiled walls. Radiator. Double glazed window to side. Large airing cupboard housing insulated copper cylinder plus gas central heating boiler.

LANDING

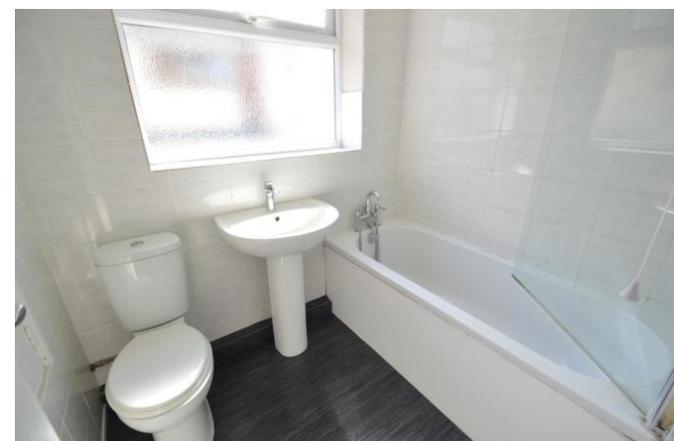
Double glazed window to front. Radiator. Access to insulated loft space. Stairs leading to the ground floor.

OUTSIDE

The property is set back from this quiet residential road with 40' garden, mainly laid to shingle with central shrub bed, (potential/space for extra off road parking). A separate concrete driveway provides off road parking and access to single garage (17'2 x 8'3), with up and over door, light and power connected, personal door to rear. Side pedestrian access leads to the rear garden with large paved patio, remainder lawned, all being enclosed by larch lap fencing and enjoying a bright south westerly aspect. Small timber shed (in need of repair).

SERVICES

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







Local Authority
Council Tax Band
EPC Rating

Braintree District Council
C
D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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.