



**85 ALEXANDRA ROAD**

Sible Hedingham, Halstead, CO9 3NP

**Guide price £350,000 to £375,000**

**DAVID  
BURR**



85 Alexandra Road, Sible Hedingham, Halstead, Essex, CO9 3NP

A glazed and panelled door opens to an inviting reception hall which has a tiled floor and a square arch with steps opening to the principal reception room. This room benefits from a south and easterly aspect and has French doors to a rear terrace, and a feature wall with two inset log burning stoves and recessed shelving and book cases, there are attractive exposed pine floor boards and an oak door accessing the kitchen/breakfast room. This is extensively fitted with a range of floor and wall mounted units with granite effect worktops, extensive tiling to dado height, a one and a half bowl sink, plumbing for a dishwasher, a range cooker with an extractor hood above and an attractive tiled floor. A square arch from the kitchen/breakfast room leads to a well appointed utility room which is fitted with the same units as the kitchen with extensive worktop space and plumbing for a washing machine and space for a tumble dryer. A double fronted door accesses the boiler cupboard, and there is a tiled floor and a glazed and panelled door to the rear garden. A further oak doors leads to the well-appointed fully tiled cloakroom with a wall mounted wash hand basin and WC.

A lobby from the principal reception room leads to a fourth bedroom/study. The remaining three bedrooms are situated to the front of the property in a newer extension and the two front situated bedrooms have views to the front and there is a third bedroom situated to the west elevation which has laminate flooring. These bedrooms are all served by a well-appointed and fully tiled bathroom with a walk in bath, sink with a vanity unit beneath and a corner mounted WC.

The property is approached via an extensive gravel drive with a retaining wall to the front which provides ample parking for numerous vehicles. A drive to the side of the property accesses an extensive workshop/garage building in front of which is an ornate paved terrace. Immediately to the rear of the property is a south and west facing terrace positioned to take advantage of the all day sun which is perfect for family entertaining. From here a sandstone path is flanked by an area of astroturf which would be ideal for a low maintenance entertaining area. To the rear of the workshop/garage is a further area of hardstanding beyond which is an attractive raised lawned area with a variety of mature trees to provide year round colour and interest. There is a summer house immediately to the rear of the property and a garden storage shed.

#### Agent notes:

The workshop/garage building has an asbestos roof and we would advise viewers to seek their own specialist advise with regards to this. The property is of a mixed construction with block work extensions to the front and rear with the original building in the centre, believed to have been constructed in the 1920's and of timber framed construction. There is ample scope for further enlargement and improvement subject to planning.

The well presented accommodation comprises:

Four bedrooms	Garage/workshop
Utility room	South facing plot
Kitchen/breakfast room	NO ONWARD CHAIN
Sitting/dining room	

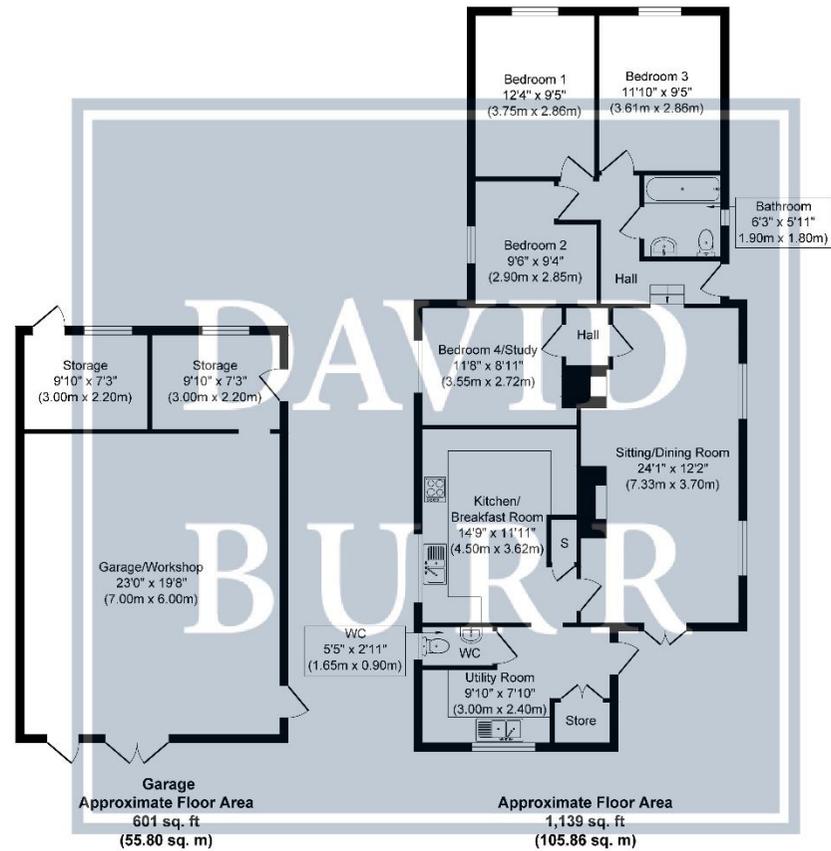
#### Location

Sible Hedingham is a popular and well served village offering a wide range of amenities including many shops, post office, garages and schools, public house and the impressive Church of St Peters. The nearby market towns of Halstead and Sudbury provide for more extensive needs including rail connections to London Liverpool Street from Braintree, Kelvedon 12 miles and Witham 15 miles.

#### Access

Halstead 4 miles	Braintree – Liverpool St 60 mins
Braintree 8 miles	Stansted approx. 30 mins
Sudbury 8 miles	M25 J27 approx. 50 mins





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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### Additional information

Services: Main water, electricity and drainage

Oil fired heating to radiators. EPC rating: D Council tax band: C

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: EE, O2, Three, Vodafone (Ofcom).

None of the services have been tested by the agent.

Local authority: Braintree District Council (01376) 552 525.

Viewing strictly by appointment with David Burr. [DAVIDBURR.CO.UK](http://DAVIDBURR.CO.UK)

### Contact details

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