



MAHDLEY

Chapel Hill, Halstead, CO9 1JP

Asking price of £399,995

DAVID
BURR



Mahdley, Chapel Hill, Halstead, Essex, CO9 1JP

Mahdley is a four bedroom detached house which has more recently been modernised by the current owners and features a particularly impressive and spacious kitchen. The property has been thoughtfully refurbished and altered to produce an open plan home with a contemporary feel, which is highly impactful. An additional reception room provides the option of study or playroom, if required, and the rear garden has been arranged for convenience and low maintenance. The house occupies an elevated position along the desirable Chapel Hill, on the outskirts of Halstead, and we are advised that there will be no ongoing chain.

Composite replacement entrance door leading to entrance hall with door to cloakroom and an additional door through to a very useful second reception room or study/playroom which has been converted from the former garage. The hallway leads through to a lovely light and bright open plan sitting/dining room with window to front and French doors opening to the rear garden. This room also opens to the kitchen and there are stairs adjacent to the first floor level. The kitchen is a particularly impressive area in light grey with handleless units and square edged counter tops incorporating integrated fridge and freezer, oven with microwave oven above dishwasher and additional under counter fridge. Induction hob with extractor hood over, composite sink top with mixer tap, lighting integrated to the kick boards, window to rear and access through to a small utility room. The utility room features a counter top with space below for two appliances and cupboards above, one concealing the gas boiler. There is also additional under stair storage.

To the first floor the landing provides access to four bedrooms and the bathroom. There are two double bedrooms situated to the front of the house, one with built in storage cupboard. Across the rear there are two well proportioned single bedrooms and a bathroom shower room with quadrant shower cubicle, bath, low level WC and handwash basin. This room is currently under going some additional improvements.

Outside

The house occupies an elevated position with a sloped driveway (which is shared with the neighbouring house) to the front providing parking for a number of vehicles. There is side access to the rear garden. The rear garden comprises paved patio area and a raised artificially grassed area. The garden is ideal for entertaining and offers a relatively high degree of privacy.

The well presented accommodation comprises:

Four bedrooms	Family bath/shower room
Cloakroom	Study/playroom
Open plan sitting/dining room	Utility room
Highly impressive kitchen	Parking for several cars
Low maintenance rear garden	NO ONWARD CHAIN

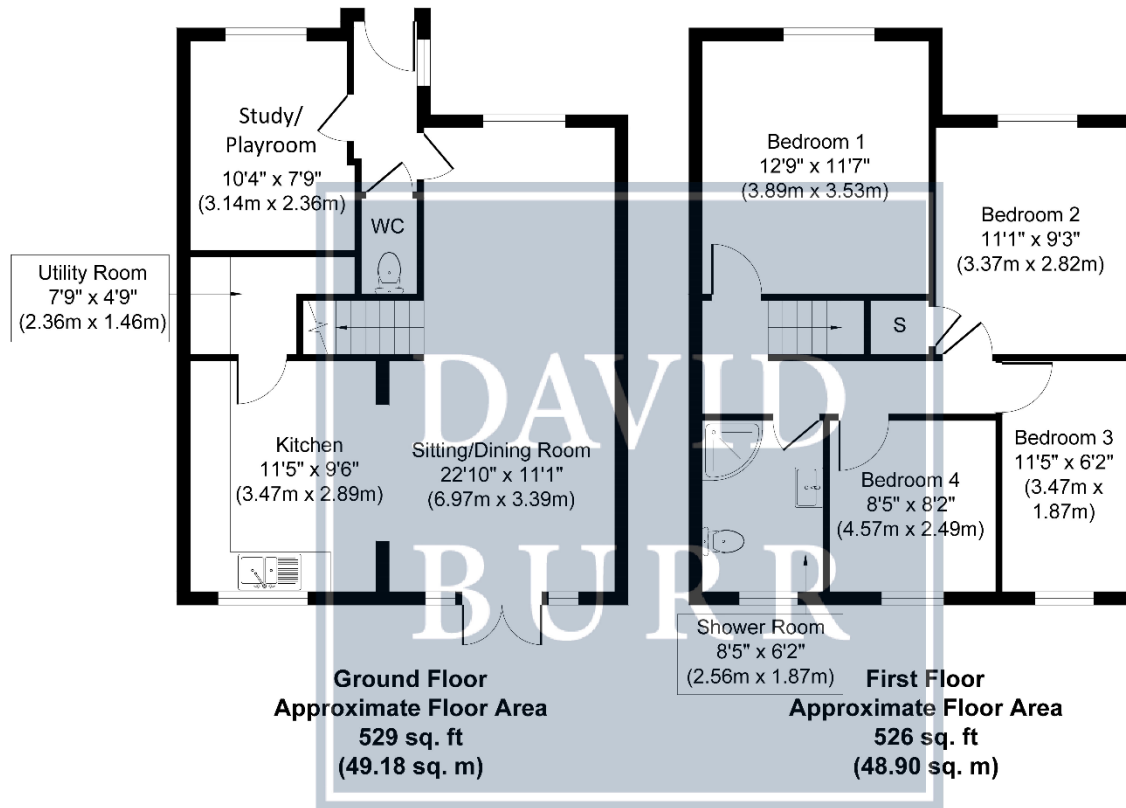
Location

Halstead is a popular market town with a good range of facilities including shops, banks, post office, public houses, restaurants, schools and St Andrews church. The nearby towns of Sudbury 7 miles and Braintree 7 miles provide further facilities including mainline station from the latter. Witham 13 miles and Kelvedon 11 miles and Braintree all provide rail links to London Liverpool Street. The A120 gives fast access to the M11 and Stansted Airport.

Access

Sudbury 7 miles	Bury St Edmunds 25 miles
Braintree 7 miles	Braintree-Liverpool St – 60 mins
Colchester 10 miles	Stansted approx. 30 mins
Chelmsford 19 miles	M25 J27 approx. 50 min





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

Gas fired heating to radiators. EPC rating: TBC Council tax band: D

Tenure: Freehold

Broadband speed: up to 1000 Mbps (Ofcom).

Mobile coverage: O2 & Three – Likely. Vodafone and EE - Limited (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

Contact details

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