



## 77 Chapel Hill, Halstead, Essex, CO9 1JP

£325,000

- Viewing highly recommended
- Enclosed rear garden
- Exposed beams
- Two/three reception rooms
- Two staircases
- Two/three bedrooms



## 77 Chapel Hill, Halstead CO9 1JP

Viewing is recommended to avoid disappointment on this charming cottage. To the ground floor there is two reception rooms, a third bedroom/study/ reception room, a fitted kitchen and downstairs cloakroom. The second floor can be reached via two staircases to two bedrooms and the family bathroom. Enclosed front and rear gardens, with garden shed to remain. This property is situated within walking distance to the town centre and has desirable schools of primary level up to secondary level close by.



Council Tax Band: C



#### Entrance

Wooden stable door leading to :-

#### Dining Room

16'3" x 12'6"

Double glazed window to front aspect, exposed beams, wood flooring, feature radiator, built in display cabinet, brick fire place with oak mantle and brick hearth. Under stairs cupboard, stairs to first floor. Doors leading to :-

#### Kitchen

9'9" x 8'2"

Double glazed windows to front and side aspects, range of base and eye level units, butler sink with mixer tap set, wood block work surfaces. Integral fridge/freezer and dishwasher, plumbed for washing machine, tiled splashback, radiator, UPVC door to rear garden.

#### Downstairs Cloakroom

Double glazed window to side aspect, low level WC, vanity wash hand basin, radiator.

#### Lounge

13'8" x 15'10"

Double glazed windows to side and rear aspect, wood flooring, exposed beams to walls and ceiling, radiator. Brick fire place with oak mantle and brick hearth, built in cupboard. door to second set of stairs to first floor, door to :-

#### Bedroom Three/Office/Third reception room

10'0" x 9'6"

Double glazed window to side aspect, wood flooring, radiator.

#### Bedroom One

16'3" x 12'0"

Two double glazed windows to side aspect, radiator, loft hatch exposed beams, door to :-

#### Bathroom

7'9" x 7'3"

Low level WC, free standing bath, wash hand basin, enclosed shower cubicle, heated towel rail, door to :-

#### Hallway

7'9" x 4'10"

Double glazed window to front aspect, window seat, door to :-

#### Bedroom Two

11'6" x 8'2"

This can also be reached by the second staircase. Double glaze window to front aspect, radiator, built in wardrobe.

#### Rear Garden

Enclosed rear garden with wood panelling fencing, two patio areas, shed, side access to :-

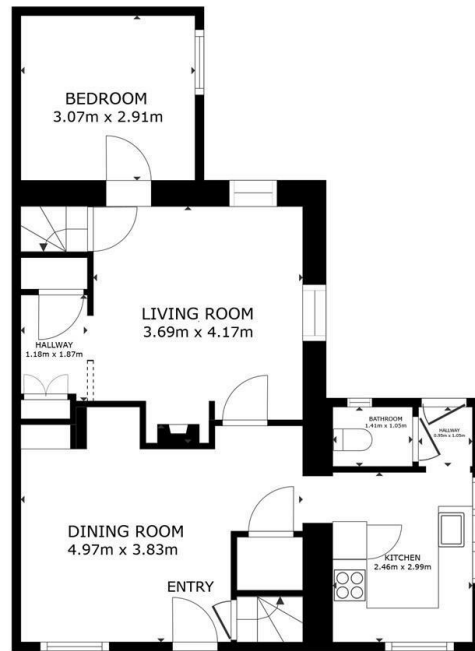
#### Front Garden

Enclosed front garden with shrub borders.

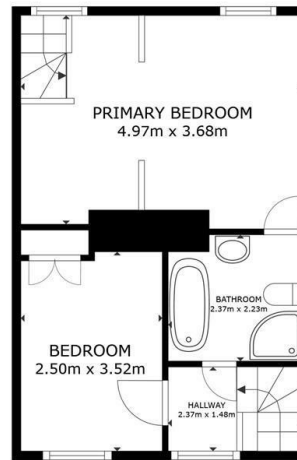








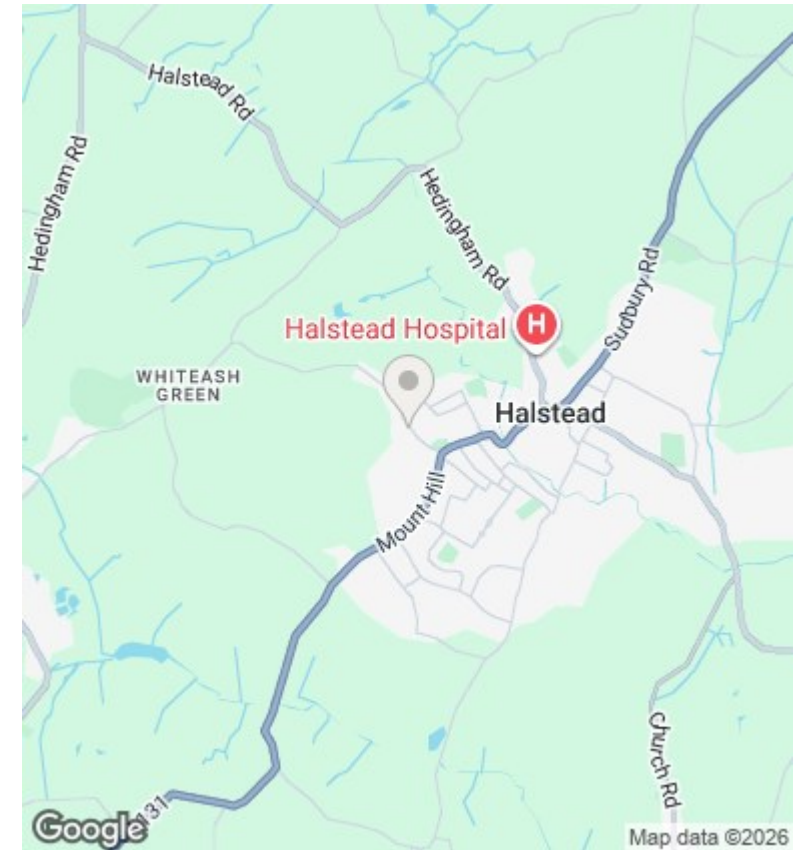
FLOOR 1



FLOOR 2

GROSS INTERNAL AREA  
FLOOR 1 63.8 m<sup>2</sup> FLOOR 2 38.2 m<sup>2</sup>  
TOTAL : 101.9 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

 PHILIP JAMES ESTATES




## Directions

## Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	59	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC 		
England & Wales		