



2 HAWTHORN CLOSE

Halstead.

**DAVID
BURR**

2 Hawthorn Close, Halstead, CO9 2SF.

2 Hawthorn Close is a modern two bedroom semi-detached bungalow with garage and pleasant, relatively private rear garden. The property is located not far from Halstead Leisure Centre and is available with no onward chain.

A replacement entrance door leads to the hallway which has a cupboard housing the gas boiler, linen cupboard, loft access and doors to the two Bedrooms, shower room and sitting room.

The sitting room is a light and airy room with windows to two elevations, including a bay window to the front. There is a feature fire surround and electric fire, and from this room there is a door to the kitchen.

The kitchen is fitted with drawers, cupboards and wall units all with shaker style fronts, integrated gas hob, electric oven and concealed extractor fan. The window overlooks the rear garden and a replacement door provides access to the conservatory. This is of brick and sealed unit double glazed construction with a tiled floor area, wall light points and French doors to the rear garden.

Bedroom one overlooks the rear garden and features fitted wardrobes and a centre vanity section, the second bedroom is proportionally of a generous size. The bathroom now features a shower suite including shower cubicle, hand wash basin and W.C., with tiled walls and heated towel rail.

A pathway leads to the front door, and lawned areas extend either side. The garage has a short driveway and is adjacent to the side gate for access to the rear garden. The rear garden features an 'L' shaped patio and lawn, shrub borders with slate type covering.

Agents Note:

A little light modernisation may be in order, if desired.

The accommodation comprises:

Two Bedrooms

Sitting Room

Conservatory

Gas Central Heating

Corner Plot

Shower Room

Kitchen

Double Glazing

Garage & Driveway

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

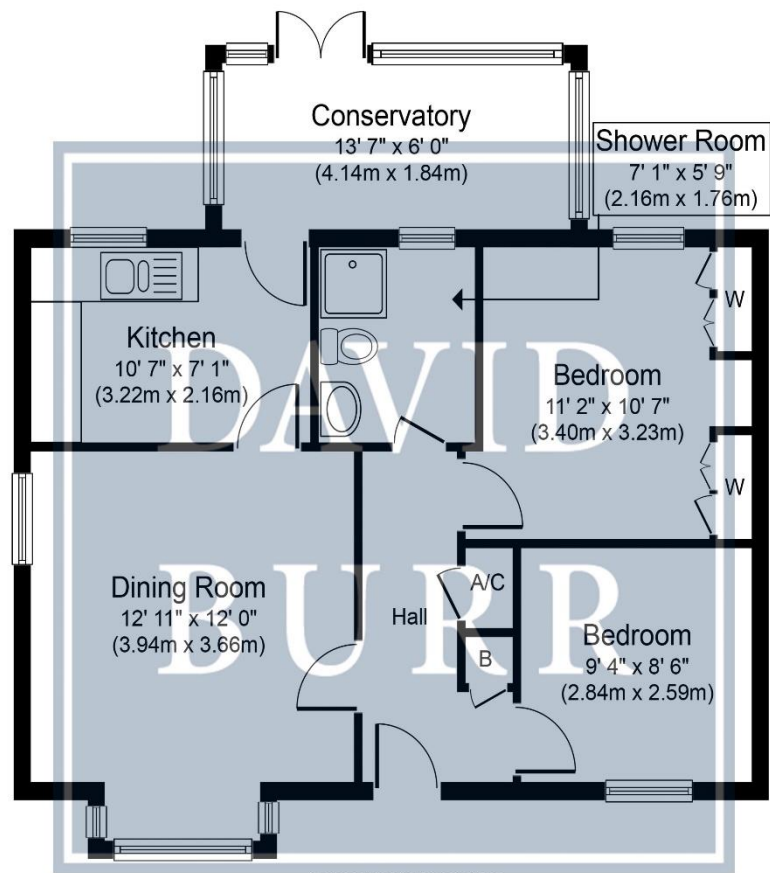
Stansted approx. 30 mins

Chelmsford 19 miles

M25 J27 approx. 50 mins







Approximate Floor Area
650 sq. ft.
(60.3 sq. m.)

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.

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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