



**Dame Mary Walk, Halstead, CO9 2FF**

**welcome to**

**Dame Mary Walk, Halstead**

Set within a popular retirement development in Halstead, this well-maintained two-bedroom end of terrace house offers comfortable and convenient living, presented in excellent condition throughout.



### **Entrance Hall**

Front door with spy hole to the side aspect leading into the entrance hall, with stairs rising to the first floor. Doors provide access to the kitchen/dining room, cloakroom and lounge. The hallway also benefits from a radiator and space for a coat rack, shoe storage and a small sideboard.

### **Cloakroom**

A smartly presented cloakroom featuring a modern suite with a dual flush WC and wash hand basin.

### **Lounge**

A generously proportioned and light-filled lounge boasting two windows to the front aspect, along with additional windows to the side and rear, creating a wonderfully airy feel. The room benefits from TV and telephone/broadband points, a large walk-in cupboard with shelving accessed via a separate door, fitted carpets, a decorative ceiling light and a radiator.

### **Kirchen / Dining Room**

A fully fitted modern kitchen comprising a range of wall, drawer and base units with work surfaces over. Sink with mixer tap and drainer. Eye-level oven, hob and extractor, with integrated fridge and freezer. Tiled flooring and inset downlighting. French doors and a window provide pleasant views over the patio and outdoor seating area, with space for a small dining table and additional appliances.

### **Landing**

A useful landing area with doors leading to the shower room and bedrooms, offering space for a small sideboard or chest of drawers, along with a radiator.

### **Bedroom One**

A spacious and well-proportioned primary bedroom with two windows to the side aspect, allowing plenty of natural light. The room benefits from built-in wardrobes and offers ample space for a dressing table or home office setup. Further features include TV and telephone points, fitted carpets, ceiling light

and a radiator.

### **Bedroom Two**

A versatile room, ideal as a guest bedroom or hobby/study space, with a window to the rear aspect. Offers space for a wardrobe or storage units, and benefits from fitted carpets, a ceiling light and a radiator.

### **Shower Room**

A well-appointed shower room with a window to the rear aspect, comprising a shower cubicle, WC and wash hand basin, complemented by a heated towel rail. Further benefits include a useful storage cupboard and part tiled walls.

### **Rear Garden**

A low-maintenance courtyard-style garden featuring planted flower and shrub beds, a paved seating area ideal for outdoor relaxation, along with an outdoor tap and water butt.

### **Communal Areas**

The development offers access to the Orangery, an elegant communal space comprising a library, fully equipped kitchen and a spacious residents' lounge. Set within beautifully landscaped grounds, there is a generous outdoor seating area with table and parasol, along with a croquet lawn, creating an ideal environment for relaxation and social gatherings.



**view this property online** [williamhbrown.co.uk/Property/HST106239](http://williamhbrown.co.uk/Property/HST106239)



welcome to

## Dame Mary Walk, Halstead

- Well-presented two-bedroom end of terrace home
- Situated within a popular retirement development
- Designed for comfortable, low-maintenance living
- Peaceful and well-kept setting
- 

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3500.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £219,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HST106239](http://williamhbrown.co.uk/Property/HST106239)



Property Ref:  
HST106239 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01787 472491**



Halstead@williamhbrown.co.uk



30 High Street, HALSTEAD, Essex, CO9 2AF



**williamhbrown.co.uk**