



Park Hall Cottages, Gosfield, Halstead CO9 1SG

welcome to

Park Hall Cottages, Gosfield, Halstead

A stunning blend of character and modern living, this beautifully presented 3-bedroom semi-detached home enjoys a peaceful village setting in sought-after Gosfield. Boasting countryside views, a double garage, generous driveway and outdoor space, it's perfect for family living. Must be seen!



Entrance Hall

Door to side aspect. Doors giving access to the lounge/dining room, kitchen and cloakroom.

Cloakroom

Window to side aspect. Suite comprising wc and hand basin.

Lounge

11' 1" max x 32' 8" max (3.38m max x 9.96m max)
Window to front aspect. French doors to rear aspect. Two red brick fireplaces. Understairs cupboard. Two radiators. Stairs leading to the first floor. Leads through to the dining room.

Dining Room

11' 9" x 12' 1" (3.58m x 3.68m)
Window to front aspect. French doors to side aspect. Radiator.

Kitchen

14' 4" x 13' 9" (4.37m x 4.19m)
Windows to side and rear aspects. Range of matching, modern wall and base units with work surfaces over. Island with seating. Sink, drainer and mixer taps. Radiator.

Landing

Doors giving access to the bedrooms and bathroom.

Bedroom One

11' 8" max x 12' 5" max (3.56m max x 3.78m max)
Windows to side and rear aspects. Radiator.

Bedroom Two

11' 4" max x 11' 5" max (3.45m max x 3.48m max)
Window to front aspect. Built in wardrobes.

Bedroom Three

8' 2" max x 11' 1" max (2.49m max x 3.38m max)
Window to rear aspect. Built in wardrobes.

Bathroom

Window to front aspect. Suite comprising wc, wash basin, bath and corner shower cubicle.

Double Garage

Shingle driveway leading to the double garage. Up and over doors. Power and lighting.

Outside

Laid to lawn with mature trees, shrubs and hedge borders. Summerhouse and pond.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Park Hall Cottages, Gosfield Halstead

- Semi detached house
- 3 Bedrooms
- Double garage
- Village location
- Countryside views

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of
£575,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HST108011 - 0009

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.

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