



**SCOTT  
MADDISON**



## Mount Hill

Halstead CO9 1AD

£1,900 PCM PCM



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Half glazed entrance door to Porch.

## HALL

Stairs rise to the first floor.

## CLOAKROOM

Suite comprising low level WC and wash hand basin.

## SITTING ROOM

18' x 15'4 (5.49m x 4.67m)

Two windows to front. Various cupboards and shelving. Decorative fireplace (not to be used).

## DINING ROOM

10'1 x 9'1 (3.07m x 2.77m)

Two windows to front.

## STUDY

9'2 x 7'5 (2.79m x 2.26m)

Window to side.

## KITCHEN/BREAKFAST ROOM

29'7 x 15'10 max (9.02m x 4.83m max)

A beautifully and luxurious fitted kitchen comprising stainless one and a half bowl single drainer sink unit. Sweeping worktop surfaces to both sides. Double doors, window and half glazed door to rear. Siemens integrated fridge freezer. Integrated wine fridge. Two ovens, one grill and coffee machine. Six ring gas hob with extractor fan over. Integrated washing machine, tumble dryer and dishwasher.

## LANDING

Access to loft space housing the gas fired boiler. Cupboard housing the water tank.

## BEDROOM ONE

15'9 x 15'5 (4.80m x 4.70m)

Double doors to Balcony.

## EN-SUITE

Comprising double shower cubicle, low level WC and wash hand basin.

From the bedroom walk in wardrobe and dressing area.

## BEDROOM TWO

15'4 x 11'9 (4.67m x 3.58m)

Window to rear.

## BEDROOM THREE

11'9 x 10'4 (3.58m x 3.15m)

Window to front aspect.

## BEDROOM FOUR

12'1 x 10'9 (3.68m x 3.28m)

Window to front.

## BATHROOM

White suite comprising panelled bath with shower attachment, low level WC and wash hand basin. Tiled walls.

## OUTSIDE

Patio terrace to the immediate rear. Extends to approx 50ft in depth. Mainly laid to lawn. Garden shed incorporating wood burner. Gate provides access to the side. Parking for 3-4 vehicles. Enclosed front garden which wrought iron railings occupying the boundary.

## CONTRACT TERMS

- \* No pets
- \* Non smokers
- \* 12 month contract
- \* Unfurnished
- \* Available immediately
- \* Tenancy Deposit £2,307.00



## Road Map



## Hybrid Map



## Terrain Map



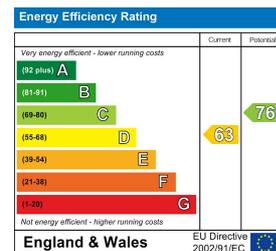
## Floor Plan



## Viewing

Please contact our Scott Maddison Halstead Office on 01787 479988 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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