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*17 Castle Road, WOODFORD HALSE* Asking Price £243,500

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# ***THREE BEDROOM VICTORIAN TERRACE***WELL PRESENTED***VILLAGE LOCATION***WOOD BURNING STOVE*** PRIVATE REAR GARDEN*** CLOSE TO LOCAL AMENITIES***

Viewing is advised of this well presented three bedroom three storey Victorian terrace which is located in the heart of the sought after village of Woodford Halse close to amenities. Whilst the property has been much improved by the current owner it still retains character features to include fire places and pine doors. The property further benefits from Upvc double glazing, gas to radiator heating and a private and enclosed rear garden that benefits from not being overlooked. EPC - D

**Entered Via**
A part glazed composite door into:-

**Hallway**
*11'6" x 2'10" (3.5m x 0.86m)* Pine doors giving access to ground floor accommodation and WC, vertical radiator, high wall mounted cupboard housing consumer unit and electric meters, wood laminate flooring

**Lounge**
*11'3" x 9'8" (3.43m x 2.95m)* A bright and welcoming room that sets the scene for this lovely home. The focal point is a feature fireplace with brick surround, a half-height built in cupboard sits to one side of the chimney breast and shelving to the other. Continuation of wood effect laminate flooring from the hallway, Upvc double glazed bay window to front aspect with radiator under, telephone point.

**WC**
A great addition to the property making use of space under the stairs, fitted with concealed cistern WC, wash hand basin set into vanity unit with mixer tap over, tiling to water sensitive areas and wood effect laminate flooring.

**Dining Room/Family Room**
*12'10" x 11'1" (3.9m x 3.38m)* A good size second reception room the focal point being a log burner set into the chimney breast with tiled hearth and wood mantle over, stairs rising to first floor, wood effect laminate flooring, vertical radiator, Upvc double glazed window to rear aspect, step down to

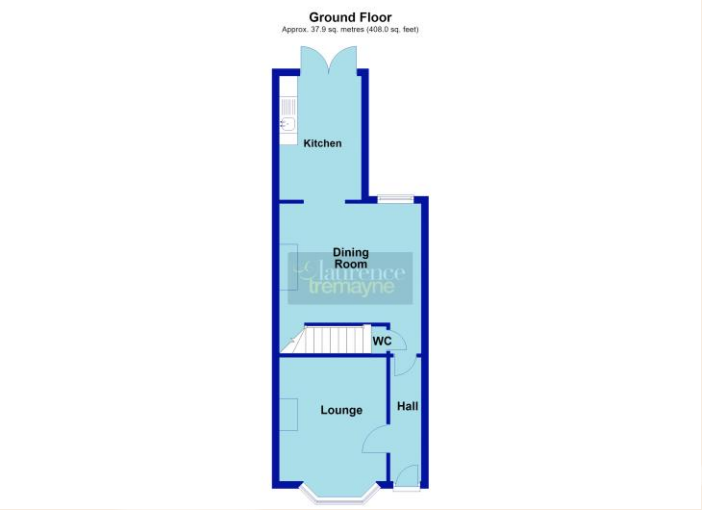
**Kitchen**
*11'2" x 7'5" (3.4m x 2.26m)* Fitted with base level units to one side with work surface over, inset circular sink and drainer unit with swan neck mixer tap over. To the other side there are freestanding floor units and open fronted wall mounted units on both sides. Space and plumbing for washing machine , space for oven, space for fridge freezer, Upvc double glazed double opening doors to rear garden, continuation of wood effect laminate flooring.

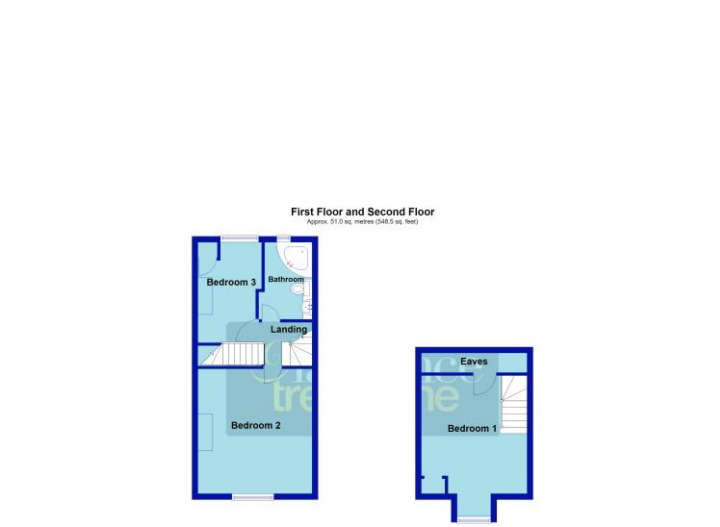
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**First floor Landing**
A central landing with pine doors to all rooms on this floor and staircase leading to second floor

**Bedroom Two**
*11'11" x 11'4" (3.63m x 3.45m)* A well-proportioned bedroom with the focal point being a decorative fire surround, Upvc double glazed window to front aspect, vertical radiator.

**Bedroom Three**
*11'3" x 8'1" (3.43m x 2.46m)* A good size third bedroom with a decorative fire surround, built in cupboard housing 'Ideal' gas combination boiler, vertical radiator, access panel for the spa bath pump, Upvc double glazed window to rear aspect.

**Bathroom**
*8'5" x 4'5" (2.57m x 1.35m)* A refitted bathroom creating a welcoming and relaxing environment, fitted with a three piece suite comprising sink set into vanity unit with mixer tap over, concealed cistern WC, spa bath mixer tap with shower attachment over, aqua panels fitted to all water sensitive areas, extractor fan, heated towel rail, wood effect laminate flooring, mirrored bathroom cabinet with hardwired lighting and shaver point, Upvc double glazed window to rear aspect.

**Bedroom One**
*13'1" x 12' (4m x 3.66m)* Accessed via stairs from the first floor landing with white spindled gallery banister. This lovely main bedroom is given added character with part sloping ceilings to either side, Upvc double glazed window to front aspect, double panel radiator, single built-in cupboard, door giving access to eaves storage.





**Outside**

**Front**
The front has a brick built boundary to one side with the remainder enclosed with low level wooden fence and is laid to paving slabs.

**Rear**
A low maintenance rear garden which is not directly overlooked from behind and is accessed from the kitchen directly onto a paved patio area. The remainder of the garden is laid to artificial grass with a gravel pathway leading to gated access to the rear. There is a gravelled border to one side and all is enclosed with timber fencing to both sides and timber fence and hedge to the rear.

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**Viewing strictly by appointment with the agent**

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Floorplans: are for general guidance only and not to scale and should not be used as a basis for the purchase of furnishings and furniture. Measurements: are for general guidance only. The buyer is therefore advised to check measurements if they are required for any other purpose, eg fitted carpets, furniture. Appliances: Laurence Tremayne Estate Agents have not tested any apparatus, equipment or fitting for services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.
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