



Heron Way, Heybridge, Essex CM9 4YA
Price £280,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

CALL NOW TO VIEW THIS THREE BEDROOM HOME WITH LOFT CONVERSION OFFERED FOR SALE WITH NO ONWARD CHAIN! This property features accommodation arranged over three floors comprising EN-SUITE to BEDROOM 1 as well as a further BATHROOM. To the Ground Floor there is a KITCHEN, ENTRANCE HALL and LOUNGE/DINER overlooking the REAR GARDEN. Parking is provided both in the GARAGE/WORKSHOP and in a further allocated PARKING SPACE. Energy Efficiency Rating D. Council Tax Band C.



Second Floor

Bedroom 1 18'6 x 11'4 reducing to 8'2 (5.64m x 3.45m reducing to 2.49m)

Velux window to front, sliding patio door to rear with Juliette balcony, eaves storage, inset lighting, two radiators door to:

En-Suite

Obscure double glazed window to side, low level w.c, wash hand basin, tiled to walls, tiled floor, shower cubicle with wall mounted shower unit.

Landing

Double glazed window to rear, space saver stair case leading down to:

First Floor

Bedroom 2 11'9 x 8'9 (3.58m x 2.67m)

Double glazed window to rear, radiator, coved to ceiling.

Bedroom 3 9'1 x 8'7 (2.77m x 2.62m)

Two double glazed window to front, radiator, coved to ceiling, over stairs storage cupboard with shelving, built in wardrobe.

Bathroom

Obscure double glazed window to side, radiator, suite comprising of low level w.c, wash hand basin, panelled bath with wall mounted shower unit over, tiled floor.

Landing

Space saver stairs up to second floor, stairs leading to Ground Floor.

Ground Floor

Entrance Hall

Entrance door to front, double glazed window to front, radiator, coved to ceiling, wood effect flooring, under stairs storage cupboard.

Kitchen 10'8 x 5'8 (3.25m x 1.73m)

Double glazed window to front, sink unit with mixer tap set into worksurfaces, built in oven, four ring hob, space for washing machine, space for fridge freezer, fitted base

and wall mounted units, tiled floor, tiled to walls, cupboard housing wall mounted boiler.

Lounge/Diner 14'4" x 11'11" (4.37 x 3.63)

Sliding patio door to rear leading to garden, radiator, coved to ceiling, wood effect flooring.

Rear Garden

Block paved patio area with pathway leading to garage/workshop, remainder laid to lawn.

Garage/Workshop 18'3 depth x 8'5 width (5.56m depth x 2.57m width)

Double door to front, access from Garden.

Frontage and Parking

Gate to side to garden, planting areas to front and side, further allocated parking space.

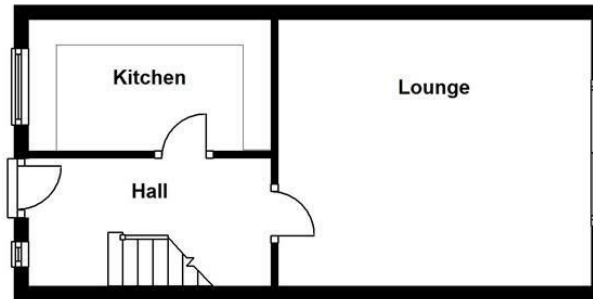
Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

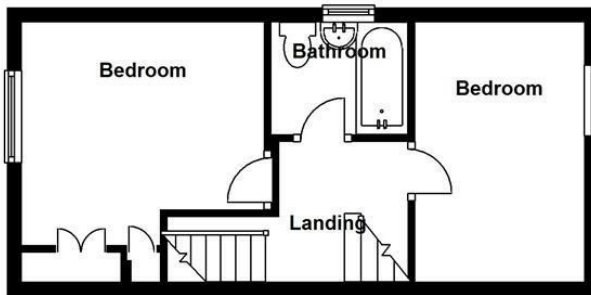




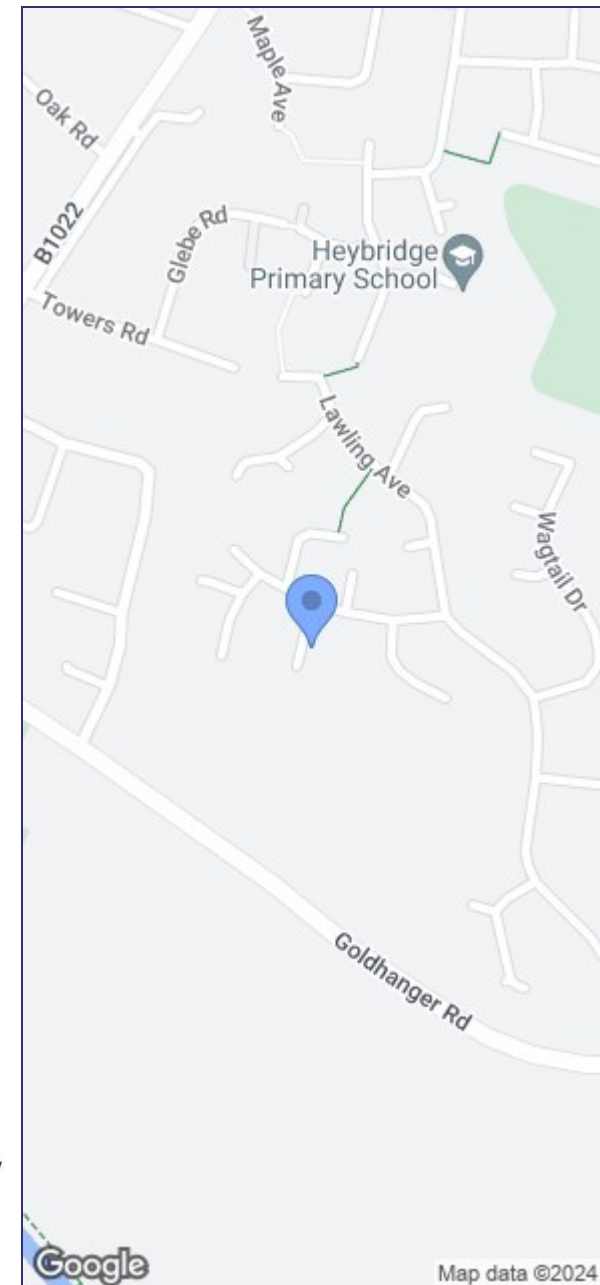
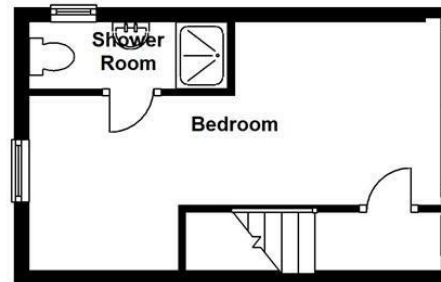
Ground Floor



First Floor



Second Floor



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