



Church
Heywood Way, Heybridge, CM9 4BJ
Offers in the region of £340,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated overlooking a green is this EXTENDED HOME that offers MOST DECEPTIVE ACCOMMODATION COMPRISING OF FOUR BEDROOMS and a LOUNGE/FAMILY/DINING ROOM. There is also a kitchen, utility room and ground floor CLOAKROOM/W.C. The IMPRESSIVE REAR GARDEN MEASURES APPROX 58' WIDTH. There is also a GARAGE in a block. Pvc double glazed windows. We understand from the vendor that the boiler is new and was fitted in May 2023. MUST BE SEEN INTERNALLY TO APPRECIATE THE SIZE OF ACCOMMODATION ON OFFER. Council Tax Band C. Energy Efficiency Rating C.

Bedroom 1

13'10 x 9'4 (4.22m x 2.84m)

Pvc double glazed window with partial views to the front, radiator.

Bedroom 2

14'10 x 8'9 (4.52m x 2.67m)

A dual aspect room with double glazed windows to front & rear, coved to ceiling, built in wardrobe.

Bedroom 3

10'8 x 6'5 (3.25m x 1.96m)

Double glazed window to rear, radiator, coved to ceiling, built in wardrobe.

Bedroom 4

8'7 x 7'10 (2.62m x 2.39m)

Double glazed window to front, radiator.

Bathroom

Obscure double glazed window to rear, heated towel rail. Three piece white suite comprising of wc, wash hand basin. panelled bath with Aqualisa shower system over. Tiled to walls.

Landing

Access to part boarded loft with loft ladder, built in cupboard with wall mounted boiler. Stairs down to entrance hall.

Entrance Hall

Entrance door, under stairs cupboard. Doors to Open plan lounge/family room and kitchen.

Living Room

13'8 x 12' (4.17m x 3.66m)

Double glazed window to front, radiator, coved to ceiling, open plan to:

Dining Room

23'11 x 8'10 (7.29m x 2.69m)

Double glazed window to front, sliding patio door to rear leading to garden, radiator.

Kitchen

9'9 x 9'3 (2.97m x 2.82m)

Pvc double glazed window to rear, sink unit with mixer tap set into worksurfaces, space for fridge/freezer, space for cooker, range of fitted base and wall mounted units, coved to ceiling, door to inner hallway:

Inner Hallway

Doors to utility room, cloakroom, kitchen and dining room.

Utility Room

5'11 x 4'9 (1.80m x 1.45m)

Door to rear leading to garden, space for washing machine, space for dishwasher

Cloakroom

Obscure double glazed window to rear, low level w.c, wash hand basin, tiled splash backs

Rear Garden

approx 58' max width (approx 17.68m max width)

Access to front via gate, patio area, outside tap, timber storage shed, fenced to boundaries, flower and shrub beds, remainder laid to lawn.

Garage

Located in a block to the side.

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.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1174.57 ft²
109.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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