



14 Elm Avenue, Heybridge , CM9 4NT
Price £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A MOST DECEPTIVE EXTENDED DETACHED FOUR BEDROOM BUNGALOW OFFERING VERSATILE ACCOMMODATION WHICH MUST BE SEEN INTERNALLY!. Occupying a PROMINENT CORNER POSITION within a tucked away location featuring en-suite plus dressing room serving the principal bedroom, lounge plus GENEROUS DINING ROOM WHICH IS OPEN PLAN TO THE KITCHEN with separate utility room along with cloakroom/w.c. Externally off road parking is provided off road via the double width driveway along with garage to the rear. Council Tax Band D. Energy Efficiency Rating D

Entrance Hall

Entrance door, inset lighting to ceiling, built in storage cupboard, airing cupboard, access to loft space, doors to:

Bedroom 1 11'7 x 1'2 (3.53m x 0.36m)

Double glazed window to side, radiator, built in wardrobe, door to En-Suite & dual access Dressing Room

En-Suite

Ladder towel radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, extractor fan.

Dual Access Dressing Room 11'4 x 7'5 (3.45m x 2.26m)

Double glazed window to rear, radiator.

Bedroom 2 11' x 7'6 (3.35m x 2.29m)

Double glazed window to rear, radiator, door to dual access dressing room.

Bedroom 3 12'10 x 8'7 (3.91m x 2.62m)

Double glazed window to front, radiator, built in wardrobe.

Bedroom 4 9'6 x 7'10 (2.90m x 2.39m)

Double glazed window to rear, radiator.

Lounge 15'10 x 11'6 (4.83m x 3.51m)

Double glazed window to front & side, two radiators.

Dining Room 13'10 x 11'9 (4.22m x 3.58m)

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

Kitchen 12' x 10'11 (3.66m x 3.33m)

Double glazed window to side and rear, door to rear, sink unit with mixer tap set into worksurfaces, space for fridge, fitted base and wall mounted units, tiled floor, built in oven, four ring hob & extractor hood.

Utility Room 8'4 x 4' (2.54m x 1.22m)

Obscure double glazed window to side, radiator, space for washing machine, tiled floor, sink unit set into worksurfaces.

Cloakroom/W.C

Low level w.c

Rear Garden

Mainly paved for low maintenance, outside tap, rear access gate & side access gate.

Driveway

Block paved double width driveway to rear.

Garage

Located to rear.

Frontage

Occupying a corner plot accessed via gate with pathway leading to front, laid to lawn.

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.



Approximate total area⁽¹⁾

1336.01 ft²
 124.12 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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