



186 Goldhanger Road, Heybridge , CM9 4QU
Guide price £425,000

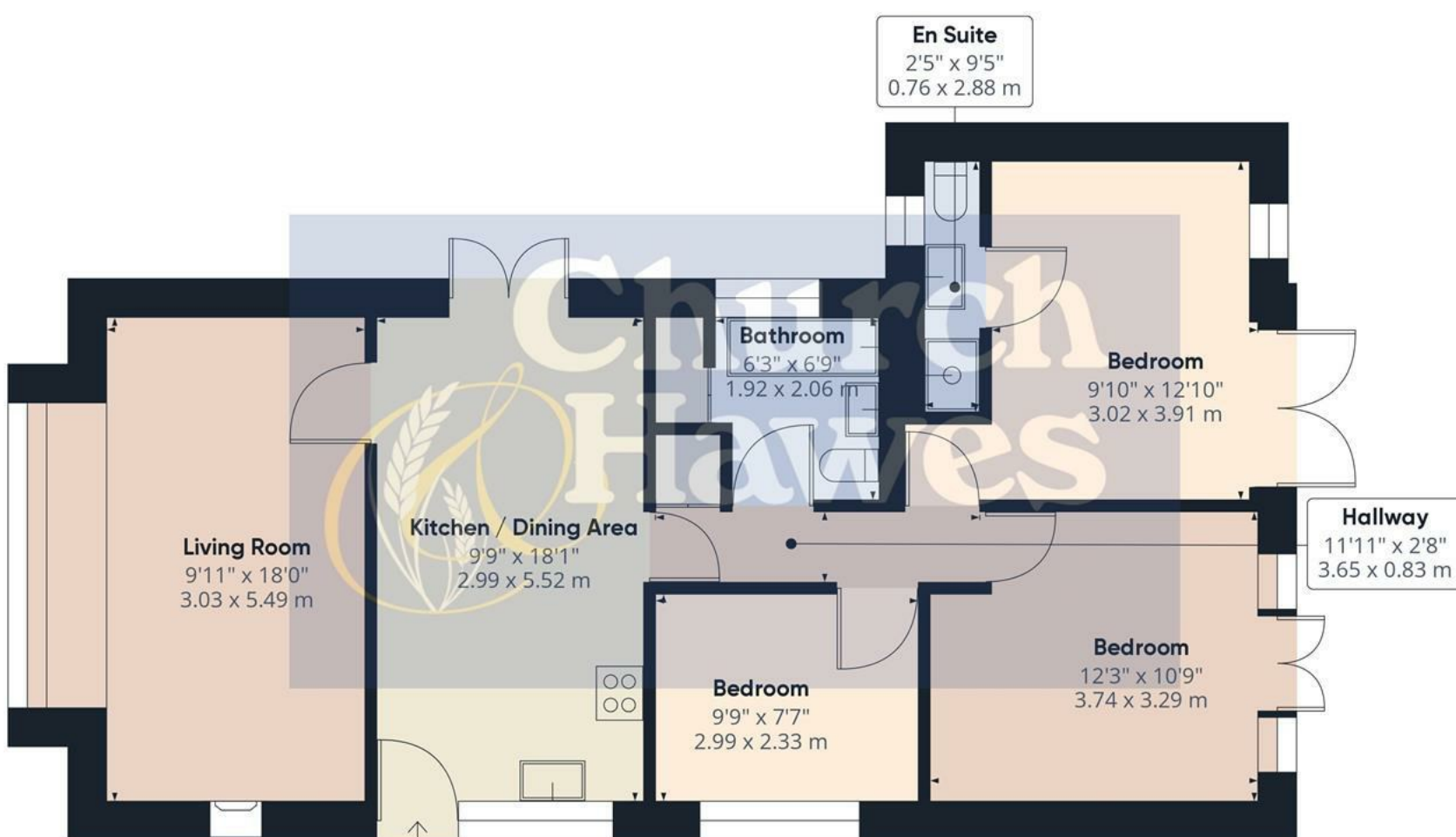
Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated in an enviable position which backs onto Farmers Fields and the brook, offering idyllic surroundings and views! This three bedroom detached bungalow which sits on a generous plot and boasts many great features which includes a open plan kitchen/diner, three bedrooms with a en suite serving the main bedroom, ample parking and a detached garage.

Tenure: Freehold - Council Tax Band: D - Energy Efficiency Rating D.



Approximate total area¹⁰
 848.95 ft²
 78.87 m²

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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Entrance

Main side entrance door to:

Kitchen/Diner 18'1 x 9'9 (5.51m x 2.97m)

Open plan Kitchen/Diner with a range of wall and base units, work top surfaces, sink with drainer, built in oven and hob, integrated fridge and freezer, space for washing machine and dishwasher. Double glazed window, double glazed French style doors leading out to a private patio to the side of the bungalow.

Lounge 18' x 9'11 (5.49m x 3.02m)

Double glazed bay window overlooking the front garden, radiator, feature fireplace.

Hallway

Airing cupboard housing a brand new combi boiler (installed DEC '23)

Bathroom

Panel bath with shower attachment, low level WC, wash basin with vanity storage. Double glazed window, heated towel radiator.

Bedroom One 12'10 x 9'10 (3.91m x 3.00m)

Double glazed window, radiator, double glazed French style doors leading out to the rear garden. Door to:

En Suite

Shower cubicle with wall mounted shower unit, wash basin, low level wc, double glazed window, heated towel radiator.

Bedroom Two 9'9 x 7'7 (2.97m x 2.31m)

Double glazed window, radiator.

Bedroom Three 12'3 x 10'9 (3.73m x 3.28m)

Can be used as an additional reception room which overlooks the garden, farmers field and brook via the double glazed French style doors. Radiator.

Outside

Garden

Paved patio area, lawn area with flower and shrub border. Timber shed and greenhouse. Rear gravelled seating area towards the rear of the garden which has fantastic views of the neighbouring farmers field and brook which runs along the back of the garden.

Garage

Single detached garage with up and over door, power and lighting.

Driveway

Parking provided for 3/4 cars

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.



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