



26 Battle Rise, Heybridge , CM9 4PF
Price £450,000

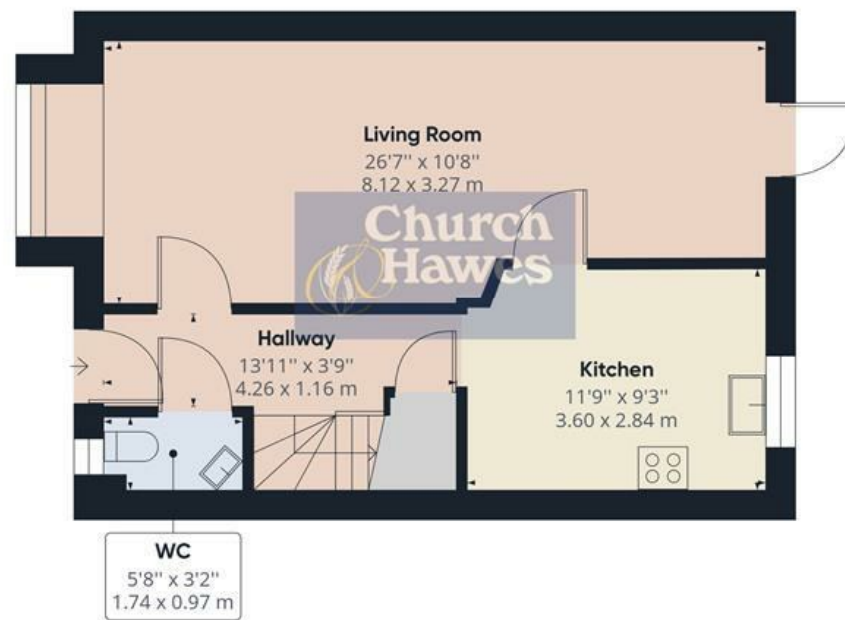
Church & Hawes

Est. 1977

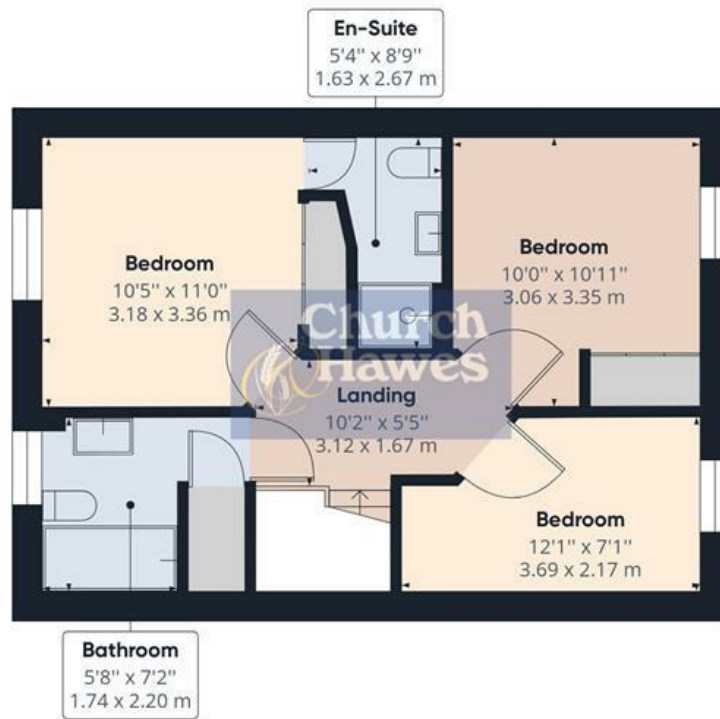
Estate Agents, Valuers, Letting & Management Agents

A STUNNING IDYLLIC SETTING WITH PICTURESQUE WALKS ON YOUR DOOR STEP! Boasting an IMPRESSIVE OPEN ASPECT TO THE FRONT WITH LAKE VIEWS AND BEYOND is this well proportioned THREE BEDROOM FAMILY HOME which must be seen internally. Featuring accommodation comprising of EN-SUITE FACILITIES SERVING THE PRINCIPAL BEDROOM, family bathroom plus ground floor cloakroom/w.c. Also to the ground floor is a generous lounge/dining room with French doors leading out to the rear garden plus a separate kitchen. Garage & parking space located to the rear. Awaiting EPC. Council Tax Band D. Energy Efficiency Rating C. SEE VIDEO and VIRTUAL TOURS!!





Floor 0



Floor 1

Approximate total area⁽¹⁾

938.55 ft²

87.19 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.

GIRAFFE360

Bedroom 1 11' x 10'5 (3.35m x 3.18m)

Double glazed window to front enjoying stunning distant lake views, built in wardrobes, door to:

En-Suite

Low level w.c, wash hand basin with mixer tap, tiled shower cubicle and wall mounted shower unit, ladder towel radiator.

Bedroom 2 10'11 x 10' (3.33m x 3.05m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom 3 12'2 x 7' (3.71m x 2.13m)

Double glazed window to rear, radiator.

Bathroom

Obscure double glazed window to front, radiator, suite comprising of low level w.c, wash hand basin with mixer tap, tiled floor, panelled bath with mixer tap, airing cupboard.

Landing

Radiator, access to loft space, stairs leading down to ground floor.

Entrance Hall

Entrance door to front, radiator, under stairs storage cupboard, doors to:

Cloakroom/W.C

Double glazed window to front, radiator, low level w.c, wash hand basin.

Kitchen 11'9 x 9'3 (3.58m x 2.82m)

Double glazed window to rear, radiator, cupboard housing wall mounted boiler, sink unit with mixer tap, space for washing machine, built in oven, four ring hob & extractor hood, fitted base and wall mounted units. built in dishwasher, built in fridge.

Lounge/Diner 26'7 x 10'8 max (8.10m x 3.25m max)

Double glazed window to front, two radiators, French doors to rear leading to garden.

Rear Garden

Commencing with patio area, outside tap, flower and shrub beds, remainder laid to lawn.

Garage

Single garage and parking space for a car located to rear.

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. Any buyer should seek verification from their legal representative or surveyor re parking arrangements/parking space along with garaging. 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.

