



8 Scraley Road, Heybridge , Essex CM9 4BL  
Guide price £650,000

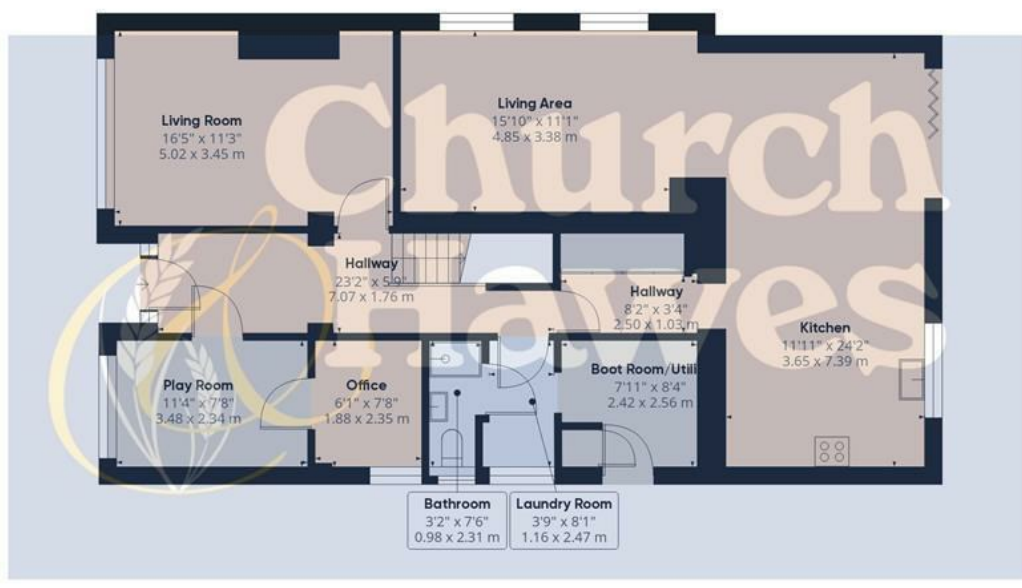
**Church & Hawes**

Est. 1977

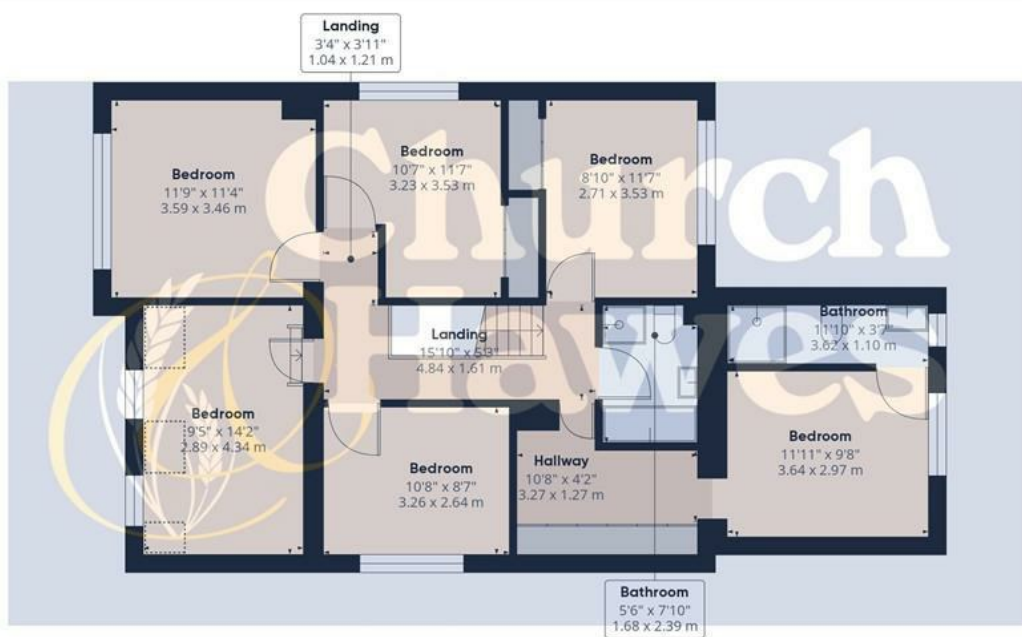
Estate Agents, Valuers, Letting & Management Agents

Offering over 2000 sq ft of accommodation is this extended six bedroom detached family house situated on a popular turning in Heybridge. The property has been well appointed, modernised and extended by the current seller to suit a modern family needs. The property features a large open plan kitchen/diner/family room which overlooks the south facing garden with tri folding doors. Additional lounge, play room (could used for a multitude of purposes) study, laundry room, boot/utility room and a ground floor shower room. The first floor comprises of 6 good size bedrooms, dressing room and en suite serving the main bedroom and a family bathroom. Externally the property benefits from a south facing garden perfect for entertaining in those summer months with a large patio area, bar and BBQ area. To the front of the property ample parking is provided and a detached double garage.

Tenure: Freehold - Energy Efficiency Rating: F - Council Tax Band: F



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

2069.17 ft<sup>2</sup>  
 192.23 m<sup>2</sup>

**Reduced headroom**

19.32 ft<sup>2</sup>  
 1.79 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

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



#### Entrance

Main entrance double glazed door.

#### Hallway

Stairs to first floor, radiator, access to ground floor accommodation.

#### Play Room 11'4 x 7'8 (3.45m x 2.34m)

Double glazed window, radiator. Door to:

#### Study 7'8 x 6'1 (2.34m x 1.85m)

Window, radiator.

#### Lounge 16'5 x 11'3 (5.00m x 3.43m)

Double glazed window, radiator.

#### Laundry Room

Space and plumbing for washing machine and tumble dryer.

#### Ground Floor Shower Room

Shower cubicle with electric shower unit, low level wc, hand wash basin, window, heated ladder radiator.

#### Utility/Boot Room

Fitted storage units (There is water connections to install a sink if you choose to do so) double glazed door leading to the side of the house.

#### Kitchen/Diner 24'2 x 11'11 (7.37m x 3.63m)

Range of wall and base units with a feature island, quartz work tops, under counter sink with hot tap & drainer, space for range style cooker, integrated fridge, freezer and dish washer. Double glazed window, double glazed tri folding doors, skylight, under floor heating.

#### Family Room 15'10 x 11'11 (4.83m x 3.63m)

Fitted storage cupboard, double glazed windows, integrated speaker media system, under floor heating.

#### First Floor

Loft access.

#### Bedroom One 11'11 x 9'8 (3.63m x 2.95m)

Double glazed window, radiator, door to; en suite

#### Dressing Room

Ideal pressurised hot water cylinder.

#### En Suite

Shower cubicle with mains shower unit, low level wc, wash basin with storage beneath, heated ladder radiator, double glazed window.

#### Bedroom Two 11'9 x 11'4 (3.58m x 3.45m)

Double glazed window, radiator.

#### Bedroom Three 11'7 x 10'7 (3.53m x 3.23m)

Double glazed window, radiator, built in storage.

#### Bedroom Four 14'2 x 9'5 (4.32m x 2.87m)

Double glazed windows, radiator.

#### Bedroom Five 11'7 x 8'10 (3.53m x 2.69m)

Double glazed window, radiator, built in storage.

#### Bedroom Six 10'8 x 8'7 (3.25m x 2.62m)

Double glazed window, radiator.

#### Family Bathroom

Four piece suite comprises of shower cubicle with mains shower unit, low level wc, wash basin with vanity storage, panel bath with shower attachment, heated ladder radiator.

#### Outside

#### Garden

South facing rear garden with large patio area, purpose built bar area, artificial grass, raised flower beds.

#### Detached Double Garage 15'10 x 11'5 (4.83m x 3.48m)

Twin up and over doors, power and lighting.

#### Parking

Ample parking for up to 5 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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