



Church

Rowan Drive, Heybridge, Essex CM9 4BW
£350,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to Rowan Drive in Heybridge - a charming semi-detached house which has been extended over the years, which now boasts four bedrooms offer versatility, whether you need a home office, guest room, or simply desire extra space for your loved ones. The ground floor accommodation comprises of lounge, dining area and a kitchen to the rear of the property.

Situated in a convenient location, this property is close to amenities, making daily errands a breeze. Additionally, the proximity to Heybridge Primary School offers a great advantage for families with young children, ensuring a stress-free school run.

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



Entrance

Main entrance door;

Lounge/Dining Room 23'10 x 12'10 (7.26m x 3.91m)

Stairs to first floor, vertical radiator, double glazed window, through to:

Dining Area

Radiator, storage cupboard, opens through to;

Kitchen 11'10 x 9'4 (3.61m x 2.84m)

Range of wall and base units, work top surfaces, 1 & 1/2 bowl sink with drainer, double glazed windows to side and rear, space for appliances, double glazed door leading to the garden.

First Floor

Loft access, over stairs storage cupboard.

Bedroom Two 13' x 7' (3.96m x 2.13m)

Double glazed window, radiator.

Bathroom

Bath with wall mounted shower unit, low level wc, wash basin, radiator.

Bedroom Three 10'2 x 6'10 (3.10m x 2.08m)

Double glazed window, radiator.

Bedroom One 13'8 x 8'3 (4.17m x 2.51m)

Double glazed window, radiator.

Bedroom Four 7'11 x 8'2 (2.41m x 2.49m)

Double glazed window, radiator.

Outside

Garden 14'6 x 8'8 (4.42m x 2.64m)

Low maintenance garden with patio seating area, artificial grass area, gated side access, access to the garage, access to summer house.

Summer House/Office 11'2 x 9'1 (3.40m x 2.77m)

Double glazed 'French' style doors, power and lighting connected.

Garage

Wall mounted gas boiler, power, lighting connected, stable style garage door.

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.



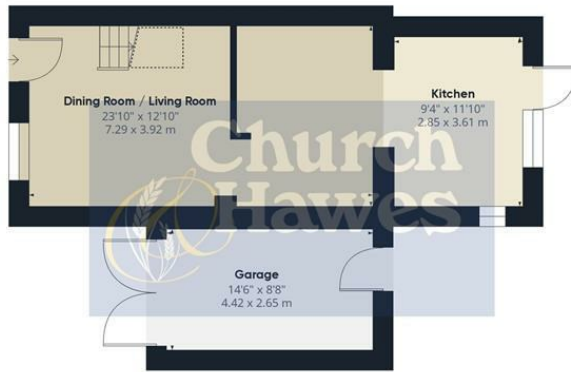
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Floor 0 Building 1



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Approximate total area⁽¹⁾

1011.25 ft²
93.95 m²

Reduced headroom

14.49 ft²
1.35 m²

(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.

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