



10 Limbourne Drive, Heybridge , Essex CM9 4YU  
 Price £375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Welcome to this charming well presented property located in a cul-de-sac turning on the popular Saltings Development. This lovely house boasts two reception rooms incorporating a generous lounge plus separate dining room, perfect for entertaining guests or simply relaxing with your loved ones. With three cosy bedrooms, there is ample space for a growing family or for those who enjoy having a home office or guest room. To the first floor is a contemporary shower room whilst to the ground floor the property boasts a modern kitchen/breakfast room. Limbourne Drive is a sought-after location known for its friendly community and convenient amenities. Whether you're looking to enjoy a leisurely stroll in the nearby parks or explore the local shops and cafes, this area has something for everyone. Parking is provided off road via the driveway for two cars. Don't miss out on the opportunity to make this house your home. Book a viewing today and envision the endless possibilities this property has to offer.

Council Tax Band D. Energy Efficiency Rating C.

**Bedroom 1 12'6 x 8'3 (3.81m x 2.51m)**  
 Double glazed window to front, radiator, coved to ceiling.

**Bedroom 2 12'3 x 7'6 (3.73m x 2.29m)**  
 Double glazed window to rear, radiator, coved to ceiling.

**Bedroom 3 7'9 x 7'4 (2.36m x 2.24m)**  
 Double glazed window to rear, radiator, coved to ceiling.

**Shower Room**  
 Obscure double glazed window to front, ladder towel rail,, low level w.c, wash hand basin with mixer tap, tiled to walls, shower cubicle with wall mounted shower unit, inset lighting to ceiling.

**Landing**  
 Access to loft space, stairs leading down to:

**Hallway**  
 Entrance door to front, radiator, storage cupboard.

**Kitchen/Breakfast Room 14'10 x 9' (4.52m x 2.74m)**  
 Double glazed window to front, radiator, under stairs storage cupboard, built in Bosch double oven, space for washing machine, five ring hob & extractor hood, sink unit with mixer tap set into worksurfaces, range of fitted base and wall mounted units, tiled splash backs, wall mounted boiler.

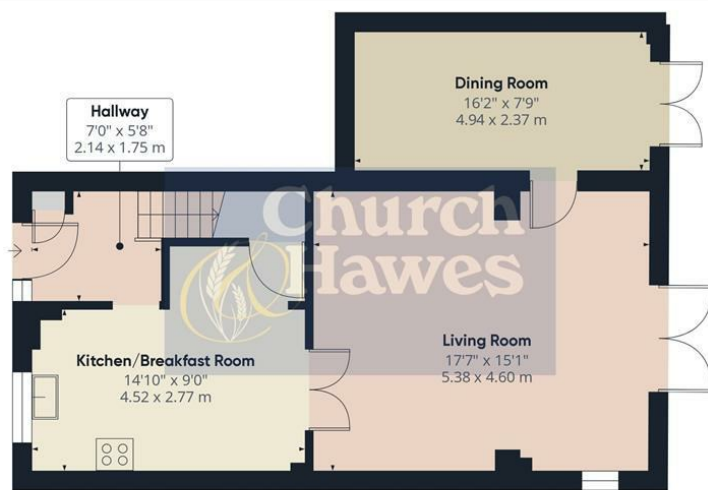
**Lounge 17'7 x 15'1 (5.36m x 4.60m)**  
 French doors to rear leading to garden, double glazed window to side, two radiators, coved to ceiling.

**Dining Room 16'2 x 7'9 (4.93m x 2.36m)**  
 French doors to rear leading to garden, radiator, coved to ceiling.

**Rear Garden**  
 Patio area, access to front via gate, outside lighting, fenced to boundaries, external power point, laid to lawn.

**Frontage**  
 Outside tap, block paved driveway to front and side allowing for parking for two 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 themselves 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<sup>®</sup>  
 955.98 ft<sup>2</sup>  
 88.81 m<sup>2</sup>

(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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