



Waring Avenue, Heybridge, CM9 4DG  
Price £415,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Welcome to this MODERN FOUR BEDROOM SEMI DETACHED family home. This property boasts accommodation arranged over three floors with a Living Room overlooking the Garden, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy Bedrooms, there's ample space for a growing family or for hosting overnight guests. The house features two bathrooms, ensuring convenience and privacy for all residents. Whether you're getting ready for the day ahead or unwinding after a long day, these bathrooms offer the perfect sanctuary. Located on the outskirts of Heybridge, this property offers the best of both worlds - a peaceful retreat from the hustle and bustle, yet close enough to local amenities for your convenience. Imagine starting your day with a leisurely stroll around the neighbourhood or enjoying a picnic in the nearby parks. Don't miss the opportunity to make this house your home. With its warm and inviting atmosphere, this property is just waiting for you to add your personal touch and create lasting memories. Contact us today to arrange a viewing and take the first step towards owning your dream home on Waring Avenue!

EPC Rating B. Council Tax Band E.



## Second Floor

### Bedroom 1 16'7 x 11'10 (5.05m x 3.61m)

Velux window to rear, double glazed window to front, range of fitted wardrobes, access to loft space.

### En-Suite 8'1 x 5'8 (2.46m x 1.73m)

Two velux windows to rear, ladder towel radiator, suite comprising of low level w.c, wash hand basin with mixer tap, walk in shower cubicle with wall mounted shower unit.

### Landing

Stairs leading down to:

## First Floor

### Bedroom 2 11'11 x 9'6 (3.63m x 2.90m)

Double glazed window to front, radiator.

### Bedroom 3 13'6 x 9'8 (4.11m x 2.95m)

Double glazed window to rear, radiator.

### Bedroom 4 10'1 x 6'8 (3.07m x 2.03m)

Double glazed window to rear, radiator.

### Bathroom 6'8 x 5'5 (2.03m x 1.65m)

Obscure double glazed window to front, towel radiator, suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & shower attachment, tiled floor, tiled to walls.

### Landing

Stairs leading down to:

## Ground Floor

### Entrance Hall

Entrance door to front, radiator, understairs storage cupboard, doors to:

### Cloakroom/W.C 5'6 x 2'10 (1.68m x 0.86m)

Obscure double glazed window to front, radiator, wash hand basin with mixer tap.

### Kitchen/Dining Room 15'2 x 9'7 (4.62m x 2.92m)

Double glazed window to front, radiator, space for

washing machine, space for dishwasher, space for fridge/freezer, built in oven, four ring hob & extractor hood, fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces, tiled splash backs.

### Lounge 16'6 x 10'2 (5.03m x 3.10m)

French doors to rear leading to garden, fenced to boundaries, outside tap, laid to lawn, side access gate.

### Rear Garden

Commencing with patio area, fenced to boundaries, outside tap, laid to lawn, side access gate.

### Driveway

Adjacent driveway providing off road parking for two cars.

### Agents Note

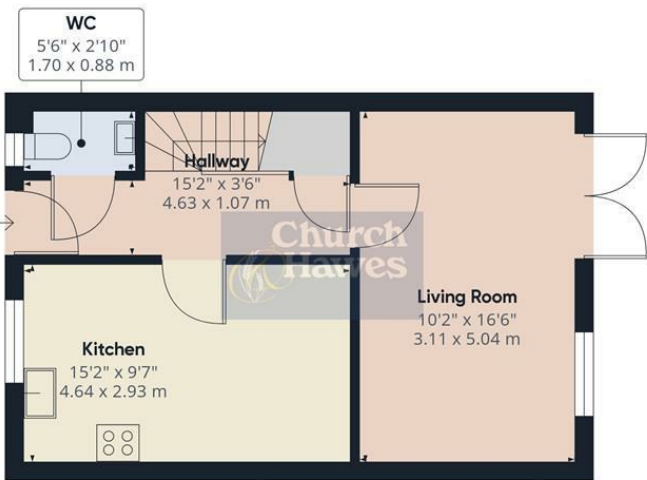
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.



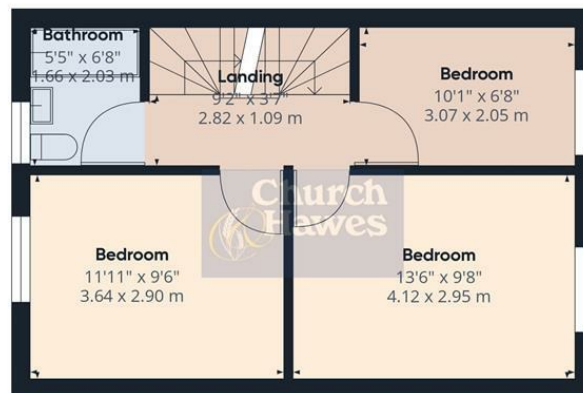




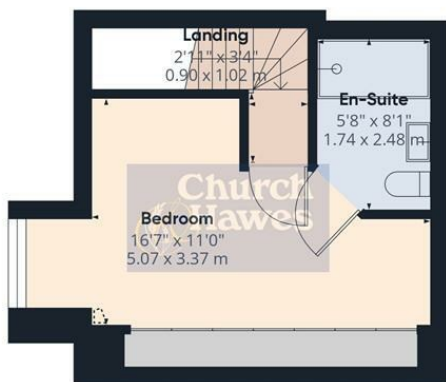




Floor 0



Floor 1



Floor 2

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

1081.82 ft<sup>2</sup>  
100.5 m<sup>2</sup>

**Reduced headroom**

0.4 ft<sup>2</sup>  
0.04 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.

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