



Church

21 Battle Rise, Heybridge , Essex CM9 4PF
£650,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com

4/6 High Street, Maldon, Essex, CM9 5PJ

Tel: 01621 855195

maldon@churchandhawes.com

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Welcome to The 'Lakes' Development - a stunning location for this impressive waterside detached house! This property boasts two reception rooms, open plan kitchen/diner/breakfast room perfect for entertaining guests or simply relaxing with your family. With five bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

The interior of the house is beautifully designed, with modern amenities and stylish finishes throughout. The bedrooms are bright and airy, offering a peaceful sanctuary for rest and relaxation. The bathrooms are sleek and contemporary, providing a touch of luxury to your daily routine.

Outside, the property features a landscaped garden, ideal for enjoying the fresh air and sunshine during the warmer months. Whether you're hosting a summer barbecue or simply unwinding after a long day, the outdoor space offers endless possibilities for enjoyment.

Externally the property also benefits from off road parking for two cars and a single garage.

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



Entrance Hallway

Main entrance door, radiator, stairs leading to the first floor, under stairs storage cupboard.

Lounge 15'8 x 10'9 (4.78m x 3.28m)

Window to the front, feature fire with surround, radiator.

Sitting Room 10'9 x 10'2 (3.28m x 3.10m)

Window to the front, radiator.

Ground Floor WC

Concealed cistern wc, storage units, hand basin with vanity storage beneath, radiator, mirror with lighting.

Kitchen/Breakfast Room 18'4 x 9'5 (5.59m x 2.87m)

RE fitted with a range of high gloss wall and base units with undercounter and plinth lighting, quartz work top surfaces, 1 & 1/2 bowl stainless steel sink with drainer, integrated dishwasher, space for American style fridge/freezer, breakfast bar. Counter mounted gas hob, integrated eye level oven, grill and microwave, two windows overlooking the rear garden. Opens into the Dining Area

Dining Area 10'10 x 7'6 (3.30m x 2.29m)

Opens through to the main Kitchen area, radiator, double glazed 'French' style doors leading out to the garden.

Utility Room 5'11 x 5'4 (1.80m x 1.63m)

Range of wall and base units, stainless steel sink with work top surfaces, space for washing machine and tumble dryer, door leading to the outside.

First Floor

Airing cupboard, landing window, radiator.

Bedroom One 13'4 x 11'4 (4.06m x 3.45m)

A range of fitted storage and wardrobes, window overlooking the front, radiator, access to the En Suite

En Suite

Concealed cistern wc, a range of storage cupboards and shelving, twin wash basin's, modern vertical radiator, large shower cubicle with shower unit, window.

Bedroom Two 11'6 x 11' (3.51m x 3.35m)

Built in double wardrobes, radiator, window overlooking the front.

Bedroom Three 11' x 9'8 (3.35m x 2.95m)

Window, radiator.

Family Bathroom

Re fitted suite with 'L' shaped bath with hinged screen, mains wall mounted shower unit, concealed cistern wc, vanity storage units, mounted wash basin, modern vertical radiator, window.

Second Floor

Landing window, eaves storage.

Bedroom Four 11'1 x 10'1 (3.38m x 3.07m)

Window, radiator.

Shower Room

Concealed cistern wc, vanity storage, wash basin, shower cubicle with mains powered shower unit, radiator, window.

Bedroom Five 10'10 x 6'9 (3.30m x 2.06m)

Window, radiator.

Outside

Garden

Attractive rear garden which comprises of a large patio area which surrounds a lawn area, there are flower beds, pergola, feature centre piece and a raised flower bed to the rear of the garden.
gated side access, door leading to the garage.

Garage & Parking 16'9 x 9'3 (5.11m x 2.82m)

Garage - with up and over door, power and lighting connected

Parking - Off Road Parking provided for Two/Three 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.



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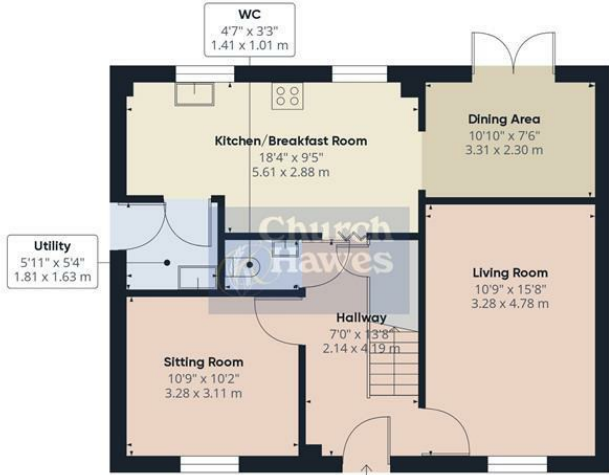


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Floor 0 Building 1



Hallway / Landing
7'1" x 16'11"
2.18 x 5.18 m

Floor 1 Building 1

Approximate total area⁽¹⁾

1636.98 ft²

152.08 m²

(1) Excluding balconies and terraces

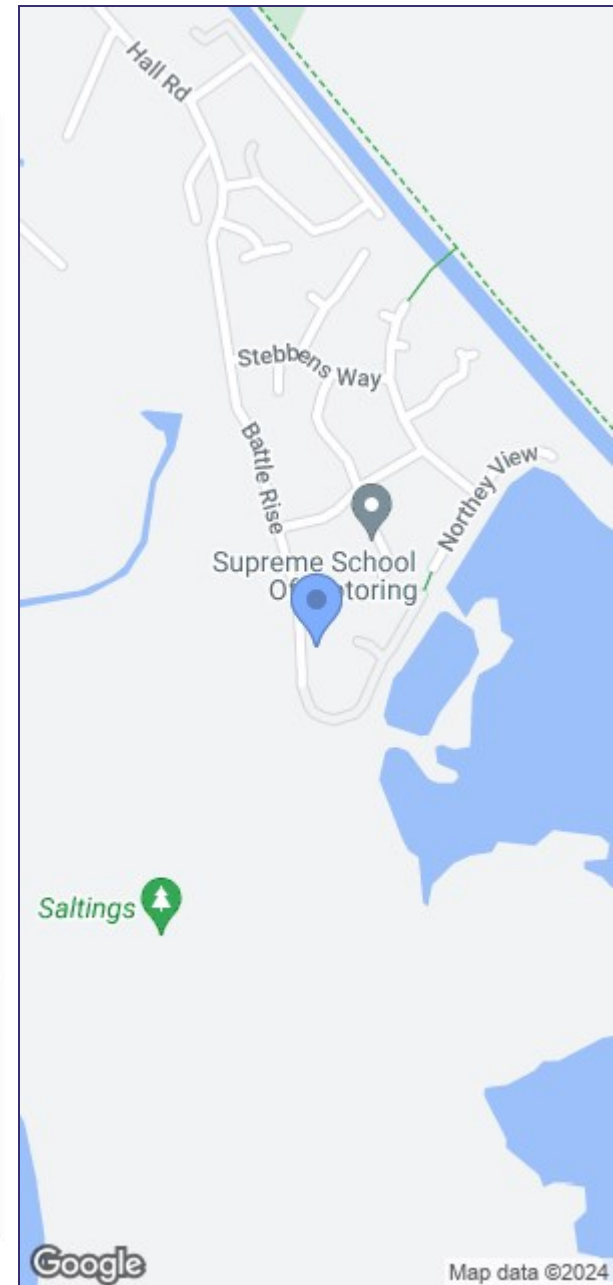
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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Floor 2 Building 1





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