



40 Crescent Road, Heybridge , CM9 4SN
 £475,000

Church & Hawes
 Estate Agents, Valuers, Letting & Management Agents

Welcome to this recently re furnished which includes re wiring and oak internal doors, three bedroom detached bungalow located within this popular turning in Heybridge. This delightful property boasts a spacious reception room, perfect for entertaining guests or simply relaxing with your loved ones.

The property features a re fitted shower room, ensuring your comfort and convenience. Brand new kitchen, combi boiler and heating system.

Situated on a generous plot, this bungalow offers off road parking with the potential to create even further parking, making it ideal for those with multiple cars, caravans or motorhomes.

Don't miss out on the opportunity to make this charming bungalow your new home. Contact us today to arrange a viewing.

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

- Entrance Hall**
Main uPVC double glazed entrance door, radiator, loft access.
- Kitchen/Breakfast Room 17'9 x 8'10 (5.41m x 2.69m)**
Brand new fitted kitchen with a range of wall and base units, work top surfaces, 1 & 1/2 bowl sink with drainer, integrated Bosch dishwasher, integrated Bosch induction hob and oven, Bosch extractor above. Space for tall standing fridge/freezer and washing machine, hardwired heat detector, double glazed window, double glazed door leading to the outside, radiator. Brand new wall mounted Ideal 40kw combi boiler.
- Lounge/Diner 17'9 x 10'10 (5.41m x 3.30m)**
Brand new flooring, wall fitted data and coax plates, radiator, hardwired smoke detector, double glazed window, double doors leading to the inner hallway, side door leading out to the garden.
- Inner Hallway**
Hardwired smoke detector, access to shower room, bedrooms 1, 2 and 3.
- Shower Room**
Corner shower cubicle with wall mounted power shower, concealed cistern wc, wash basin with vanity storage cupboards, radiator, double glazed window.
- Bedroom One 12'9 x 10'10 (3.89m x 3.30m)**
Wall mounted data and coax plates, radiator, double glazed window
- Bedroom Two 10'9 x 9'6 (3.28m x 2.90m)**
Wall mounted data and coax plates, radiator, double glazed window
- Bedroom Three 8'7 x 7'11 (2.62m x 2.41m)**
Wall mounted data and coax plates, radiator, double glazed window
- Outside**

- Garden**
Mainly laid to lawn with a large seating area to the side of the bungalow. Various border trees and shrubs, greenhouse, dividing trellis, side access.
- Garage 14'9 x 9' (4.50m x 2.74m)**
Garage with up and over door, power and lighting connected.
- Frontage**
Off Road Parking is also provided
- 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.

