



Church
Crescent Road, Heybridge , CM9 4SN
O.I.E.O £425,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A WELL PROPORTIONED, EXTENDED FAMILY HOME LOCATED IN A POPULAR HEYBRIDGE TURNING. This property affords four first floor bedrooms with an En-Suite and walk-in wardrobe serving Bedroom 1 in addition to the Four piece Family Bathroom. Located off the landing there is also access to a ladder staircase to the substantial boarded loft. Well presented throughout, the property's extensive Ground Floor includes a dual aspect Living Room with bi-fold doors onto the Garden. The modern, well appointed Kitchen also overlooks the Garden and is semi open plan to the Family/Dining Room which provides access to the Utility Room. The remainder of the Ground Floor features an Entrance Porch and Hallway leading to the Ground Floor Cloakroom. Externally, the property affords a private, low maintenance Rear Garden with an extensive paved seating area and artificial lawn. To the front there are a range of blocked paved areas providing suitable Parking for several vehicles. EPC: C, Council Tax: D.



Bedroom 14'2 x 11'7 (4.32m x 3.53m)

Double glazed window to front, radiator, feature beams to ceiling door to En-Suite and:

Walk-in Wardrobe 11'9 x 5'0 (3.58m x 1.52m)

Range of hanging rails and shelving units.

En-Suite 11'9 x 5'0 (3.58m x 1.52m)

Tiled shower unit, wash hand basin with tiled splash backs, low level w.c., heated towel rail, tiled floor.

Bedroom 11'11 x 11'6 (3.63m x 3.51m)

Double glazed window to rear, radiator.

Bedroom 11'10 x 11'1 (3.61m x 3.38m)

Double glazed window to front, radiator.

Bedroom 9'5 x 7'11 (2.87m x 2.41m)

Double glazed window to rear, radiator.

Landing

Window to front, access to airing cupboard and loft stairs, stairs down to:

Hallway

Access to under stairs storage, radiator, tiled floor, door to further accommodation including:

Entrance Porch 8'5 x 4'3 (2.57m x 1.30m)

Obscure glazed windows to front, part obscure glazed entrance door to front, tiled floor.

Cloakroom 4'6 x 3'0 (1.37m x 0.91m)

W.C., wash hand basin with mixer tap, tiled to walls and floor, radiator.

Living Room 22'11 x 11'10 (6.99m x 3.61m)

Double glazed window to front, double glazed bi-fold doors accessing garden, radiator, feature fireplace, door to:

Kitchen 18'7 x 11'5 (5.66m x 3.48m)

Double glazed window to rear, double glazed door to rear, range of matching units with granite work surface, sink unit set into work surface with mixer tap, space for range cooker, space for American style fridge/freezer, tiled floor, breakfast bar, open plan to:

Family/Dining Room 14'6 x 11'8 (4.42m x 3.56m)

Double glazed window to front, tiled floor, door to:

Utility Room 11'8 x 4'7 (3.56m x 1.40m)

Double glazed window to side, radiator, work surface, space and plumbing for washing machine, storage units, tiled floor.

Rear Garden

Commences with paved patio area extending to one side (shed to be removed), artificial lawn, outside tap, outside lights, pathway leading to side gate.

Frontage

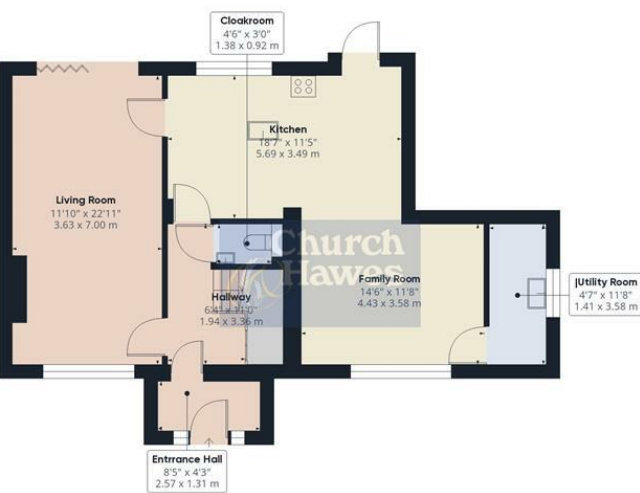
Pathway to Entrance door, range of block paved parking areas to front and side.

Agents Note

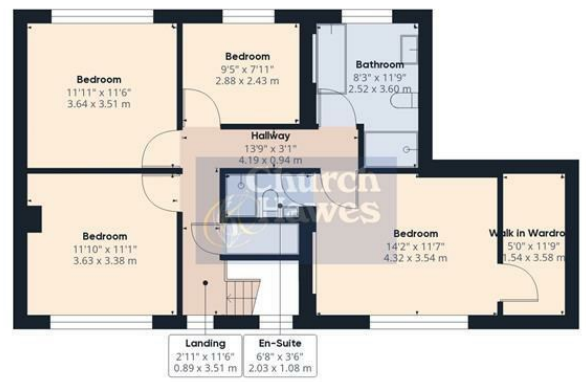
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify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



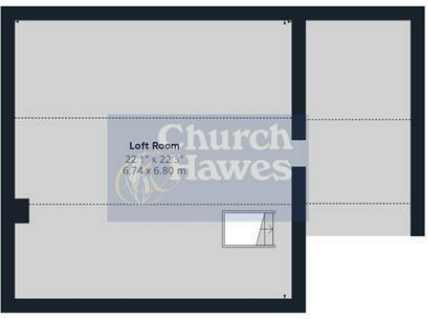




Floor 0



Floor 1



Floor 2

Approximate total area⁽¹⁾
 2082.7 ft²
 193.49 m²

Reduced headroom
 339.78 ft²
 31.57 m²

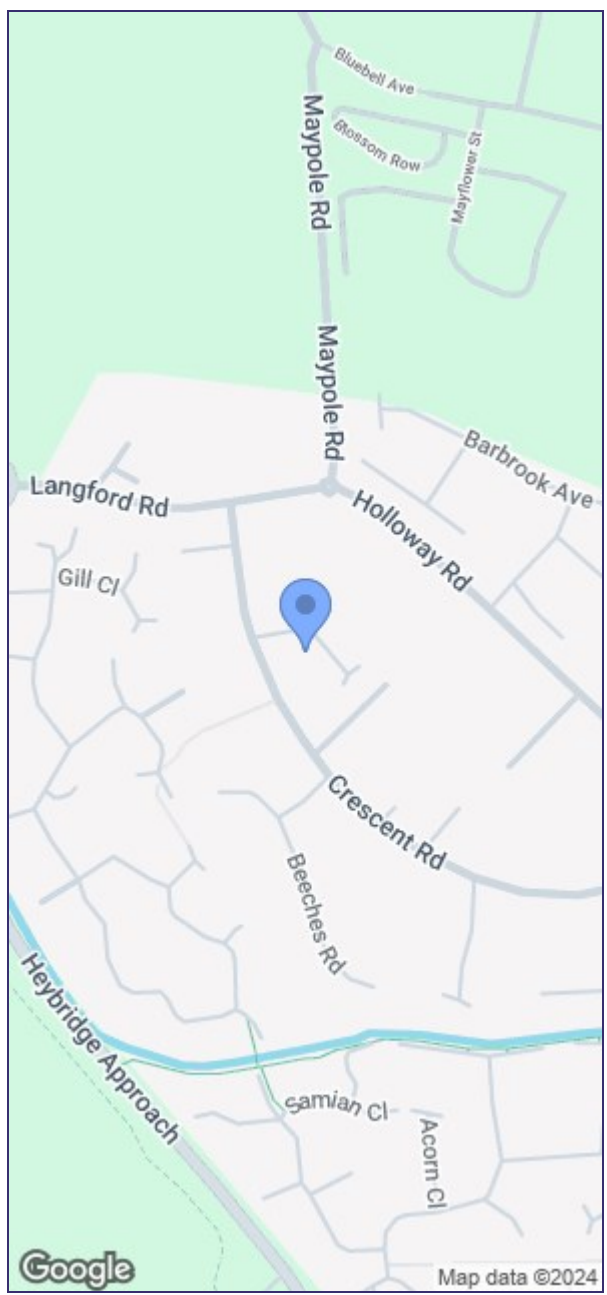
(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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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