



## 37 Hunt Avenue, Heybridge, Essex CM9 4TY Guide price £325,000

This EXTENDED THREE BEDROOM house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious 19ft lounge/diner, ideal for both relaxation and entertaining guests. The room is bathed in natural light, creating a warm and inviting atmosphere. The property features a well-appointed 15ft kitchen/breakfast room, providing ample space for culinary adventures and casual dining. This area is perfect for family gatherings or enjoying a quiet morning coffee. Outside, you will find a southerly facing garden, a wonderful space for outdoor activities, gardening, or simply soaking up the sun. The garden offers a peaceful retreat, perfect for unwinding after a long day. For those with vehicles, the property includes off-road parking for one vehicle, ensuring convenience and ease of access.

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



### Entrance

Main entrance door leading to the hallway

### Hallway

Stairs to first floor, storage cupboard.

### Ground Floor WC/Cloak

Low level wc, hand wash basin, radiator, wall mounted gas boiler, double glazed window.

### Kitchen/Breakfast Room 15'2 x 9'5 (4.62m x 2.87m)

Range of wall and base units, work top surfaces, stainless steel sink with drainer, integrated gas hob, integrated oven, integrated dishwasher. Space for washing machine and American style fridge/freezer. Double glazed window, radiator.

### Lounge/Diner 19'8 x 15'6 (5.99m x 4.72m)

This extended family room with sky light, radiator, double glazed window and double glazed French style doors.

### First Floor

#### Bedroom One 19'8 x 15'6 (5.99m x 4.72m)

Double glazed window, radiator, built in wardrobe.

#### Bedroom Two 12'9 x 8' (3.89m x 2.44m)

Double glazed window, radiator.

#### Bedroom Three 9' x 7'4 (2.74m x 2.24m)

Double glazed window, radiator.

### Bathroom

Bath with shower over, low level wc, wash basin, double glazed window.

### Outside

#### Garden

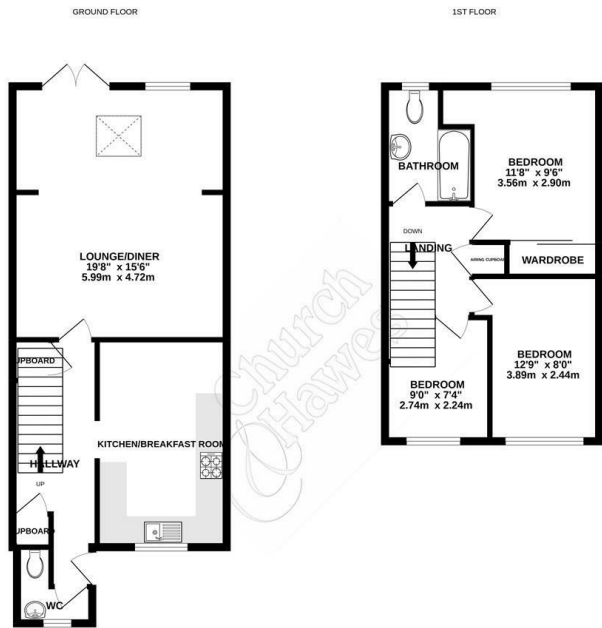
Southerly facing rear garden with patio seating area, lawn with border trees and plants, side access via gate.

#### Driveway

Enclosed front garden and off road parking.

### 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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Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services of a surveyor should be employed to verify the accuracy of the floorplans and the guarantee as to their accuracy and efficiency can be given. Made with Hoxby 10/22

