



Wood Road, Heybridge, CM9 4AU
Offers in the region of £340,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This delightful three-bedroom house offers a perfect blend of comfort and modern living. As you enter, you are welcomed into a spacious lounge featuring a cosy log burner, ideal for those chilly evenings when you wish to unwind in front of a warm fire. The heart of the home is undoubtedly the open-plan kitchen and dining area, which provides a wonderful space for family gatherings and entertaining friends. This well-designed layout ensures that the cook can remain part of the conversation while preparing meals. The kitchen is equipped with ample storage and work surfaces, making it a practical choice for any culinary enthusiast. The property boasts three bedrooms, a four-piece bathroom suite is both stylish and functional, offering a relaxing retreat with modern fixtures and fittings. Outside, the house benefits from off-road parking for two vehicles, ensuring convenience for you and your visitors.

Tenure: Freehold - Council Tax Band: B. Energy Efficiency Rating C.



Entrance Hall

Main entrance door, double glazed side window, stairs to the first floor, under stairs storage cupboards, radiator.

Lounge 14'3 x 11'4 (4.34m x 3.45m)

Double glazed window, centre piece multi fuel burner, radiator.

Kitchen/Diner 17'9 x 12'6 max (5.41m x 3.81m max)

A modern re fitted kitchen which comprises of a range of wall and base units, work top surfaces, 1 & 1/2 bowl sink with drainers. Range of integrated NEFF appliances which include a induction hob with extractor above, eye level oven and microwave. Space & plumbing for American style fridge/freezer, space and plumbing for washing machine and integrated dishwasher. Double glazed window, double glazed patio sliding doors, radiator.

First Floor

Loft access (with pull down ladder)

Bedroom One 13'6 x 8'6 (4.11m x 2.59m)

Double glazed window, radiator, fitted wardrobes and shelving.

Bedroom Two 9'9 x 8'5 (2.97m x 2.57m)

Double glazed window, radiator.

Bedroom Three 7' x 6' (2.13m x 1.83m)

Double glazed window, radiator, built in storage cupboard.

Bathroom

Refitted modern four piece suite which comprises of a panel bath with shower attachment, separate shower cubicle with mains powered shower unit, low level WC, wash basin with vanity storage, heated towel radiator, double glazed windows.

Outside

Garden

Redesigned garden with patio seating area, further raised decking seating area to the rear of the garden, artificial lawn and raised flower beds. Rear access gate, outside brick built storage building (housing gas combi boiler).

Driveway

Off road parking provided for 2 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

Approximate total area⁽¹⁾

795.03 ft²

73.86 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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