



131 Holloway Road, Heybridge , CM9 4SW  
Offers in excess of £525,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents



This well-presented refurbished three bedroom detached bungalow offers a delightful blend of comfort and practicality. Set on a large plot, the outdoor space is perfect for gardening enthusiasts or those who simply wish to enjoy the tranquillity of their surroundings. The expansive garden provides a wonderful opportunity for outdoor activities or peaceful retreats.

One of the standout features of this property is the double-length garage, providing ample storage or parking space, while the two additional outbuildings offer further versatility for hobbies or additional storage needs.

Tenure: Freehold - Energy Efficiency Rating: D - Council tax Band: C

**Entrance Hall**  
Main entrance door, Storage cupboard, radiator, loft access.

**Bedroom 10'10 x 8'7 (3.30m x 2.62m)**  
Double glazed window, radiator, built in double wardrobe.

**Bedroom 13'3 x 10'8 (4.04m x 3.25m)**  
Double glazed window, radiator.

**Bedroom 10'7 x 9'3 (3.23m x 2.82m)**  
Double glazed window, radiator.

**Bathroom**  
Bath tub with mains powered shower unit, low level wc, wash basin with vanity storage, heated towel radiator, double glazed window.

**Lounge 16'11 x 10'8 (5.16m x 3.25m)**  
Two vertical radiators, double glazed French style doors, feature integrated fire.

**Kitchen 13'2 x 8'8 (4.01m x 2.64m)**  
Range of wall and base units, work top surfaces, 1 & 1/2 bowl stainless steel sink with drainer, integrated domestic appliances. Space for range style cooker, double glazed windows.

**Outside**

**Garden**  
South West facing garden with five bar gated access, access to garage and outbuildings. Mainly laid to lawn with block paved seating area, pathway leading to the rear of the garden and further block paved area towards the back of the garden.

**Garage 36' x 9'6 (10.97m x 2.90m)**  
Double length garage with duel electric door openings to front and back. Power and lighting connected, personal side door.

**Outbuilding 1 26' x 13'9 (7.92m x 4.19m)**  
Large double garage with electric door, power and lighting connected.

**Outbuilding 2 30'7 x 11'1 (9.32m x 3.38m)**  
Large workshop with personal door, power and lighting connected.

**Frontage**  
Driveway parking for 3 cars, side access to the garage.

**Agents Note & Money Laundering**  
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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Approximate total area<sup>®</sup>  
1810.07 ft<sup>2</sup>  
168.16 m<sup>2</sup>



(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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