



72 Crescent Road, Heybridge , CM9 4SN
Price £400,000

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

LOOKING FOR A PROJECT? THIS THREE BEDROOM DETACHED HOME LOCATED IN A PLEASANT HEYBRIDGE TURNING COULD BE FOR YOU! The property affords Three First Floor Bedrooms which are serviced by the Family Bathroom. The Ground Floor is accessed via the generous Entrance Hall which provides access to the Kitchen and Living Room. The Living Room is open plan to the Dining Room which features a door to the Conservatory. The Kitchen affords access to the Rear Hallway where there is internal access to the Garage and Cloakroom. The property affords ample Parking on the Driveway and in the Garage with the property also benefiting from a Rear Garen. The property is offered for sale with No Onward Chain. Council Tax: E.

Bedroom 11'11 x 11'9 (3.63m x 3.58m)
Window to front, radiator, coved to ceiling.

Bedroom 11'2 x 10' (3.40m x 3.05m)
Wlndow to rear, radiator, coved to ceiling.

Bedroom 9'2 x 7'9 (2.79m x 2.36m)
Window to rear, radiator, coved to ceiling.

Bathroom 6'9 x 5'11 (2.06m x 1.80m)
Two obscure glazed windows to side, heated towel rail, suite comprising panelled bath, low level w.c., pedestal wash hand basin, part tiled to walls.

Landing
Two windows to front, access to loft, access to airing cupboard. stairs down to:

Entrance Hall
Part glazed entrance door to front, doors to understairs cupboard, radiator, doors to Living Room and:

Kitchen 12'9 x 9'3 (3.89m x 2.82m)
Window to rear, wall mounted boiler, range of matching units, stainless steel sink/drainer unit set into work surface, space for cooker, tiled splash backs. door to:

Dining Room 11'9 x 10'9 (3.58m x 3.28m)
Double glazed sliding doors to rear, radiator coved to ceiling, door to Conservatory and:

Living Room 12'3 x 11'10 (3.73m x 3.61m)
Window to front, radiator, feature fireplace, coved to ceiling, door to Entrance Hall.

Conservatory 11'3 x 10'4 (3.43m x 3.15m)
Double glazed windows to front side and rear, double glazed double doors to rear, polycarbonate ceiling, fanlight, tiled floor.

Rear Hall 8' x 4' (2.44m x 1.22m)
Windoe to side, part glazed door to rear tiled floor, door to Garage and:

Cloakroom 4'10 x 3'1 (1.47m x 0.94m)
Obscure glazed window to rear, electric heater, low level w.c., pedestal wash hand basin with tiled splash backs.

Garage 15'5 x 8'3 (4.70m x 2.51m)
Up and over door to front, power and light connected.

Rear Garden
Fenced to boundaries, Greenhouse, access to front via side gate.

Frontage
Driveway parking leading to garage, lawned area to one side,

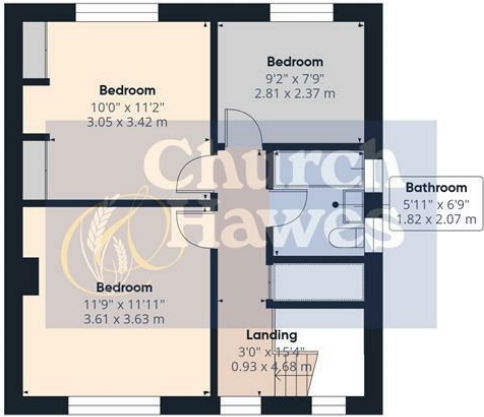
Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any 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 is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Floor 0



Floor 1

Approximate total area[®]
1227 ft²
114.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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