



Willow Walk, Heybridge , Essex CM9 4TT
O.I.E.O £400,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

LOOKING FOR A FIVE BEDROOM FAMILY HOME WHILE WORKING TO A BUDGET? THIS HOME IS FOR YOU! Having benefited from a recent loft conversion and with planning granted for a front extension! This home is well presented throughout. The second floor features two bedrooms and a Bathroom with high quality sanitaryware. The first floor incorporates a further three bedrooms with an additional Family Bathroom. The main bedroom and part of the landing benefit from stylish wood panelling to the walls. The ground floor incorporates an Entrance Hall, Living Room which accesses the Kitchen/Dining Room overlooking the rear Garden. Owing to the fact that the property benefits from a double width plot, the Rear Garden is generous with an outside bar and raised outside entertainment area. To the rear of the Garden there is a gate which provides access to the Garage and Parking Area. Council Tax: C, Energy Efficiency Rating C.



Bedroom 11'3 x 8'3 (3.43m x 2.51m)

Two double glazed velux windows to ceiling, radiator, eaves storage, wood effect flooring.

Bedroom 9'2 x 6'9 (2.79m x 2.06m)

Double glazed window to rear, fitted storage, radiator, wood effect flooring.

Bathroom 6'1 x 4'10 (1.85m x 1.47m)

Obscure double glazed window to rear, bath with rainfall shower and hand held attachment above, wash hand basin with mixer tap, low level w.c., heated towel rail, tiled to walls and floor.

Second Floor Landing

Velux window to ceiling, stairs down to:

First Floor Landing

Double glazed window to side, part wood panelled to walls, stairs to Ground Floor, doors to:

Bedroom 13'5 x 8'5 (4.09m x 2.57m)

Double glazed window to front, radiator, part wood panelled to walls, double wardrobe with sliding door, wood effect flooring.

Bedroom 8'9 x 8'3 (2.67m x 2.51m)

Double glazed window to rear, radiator, fitted wardrobe.

Bedroom 6'5 x 5'10 (1.96m x 1.78m)

Radiator, coved to ceiling, wood effect flooring.

Bathroom 6'0 x 6'0 (1.83m x 1.83m)

Obscure double glazed window to rear, heated towel rail, panelled bath with mixer tap, rainfall shower above and hand held shower attachment, shower screen. w.c., wash hand basin with mixer tap and vanity unit, part tiled to walls, tiled floor.

Inner Hall 4'4 x 3'2 (1.32m x 0.97m)

Double glazed double doors to side, cupboard housing boiler wood effect flooring, door to:

Living Room 14'1 x 11'2 (4.29m x 3.40m)

Double glazed window to front, radiator, door to under stairs cupboard, wood effect flooring door to Kitchen/Dining Room and:

Entrance Hall 5'10 x 4'8 (1.78m x 1.42m)

Fitted storage, part glazed entrance door to front, double glazed window to front.

Kitchen/Dining Room 14'9 x 10'1 (4.50m x 3.07m)

Double glazed double doors to rear, double glazed window to rear, coved to ceiling, radiator, range of matching units, space and plumbing for washing machine and two further under counter appliance, space for fridge/freezer, part wood panelled to walls, range of matching eye and base level units, stainless steel sink drainer unit with mixer tap set into work surface, four ring electric hob with extractor, tiled splash backs, tiled floor.

Rear Garden approx 80' (approx 24.38m)

Raised entertainment area with covered pergola/seating area, outside power points, mainly laid to lawn with pathway extending to rear, paved seating area, bar area, peronal door to Garage and gate to parking area.

Garage and Parking

Garage with up and over door to front, opportunity to parking in front of the garage (this is not registered on the property's title plan).

Frontage

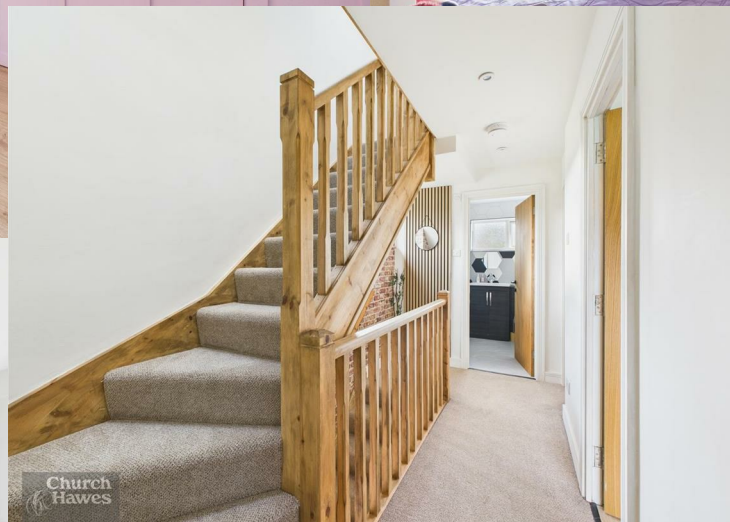
Low level timber fence to front boundary, lawned area with pathway to Entrance.

Agents Note, Money Laundering & Referrals

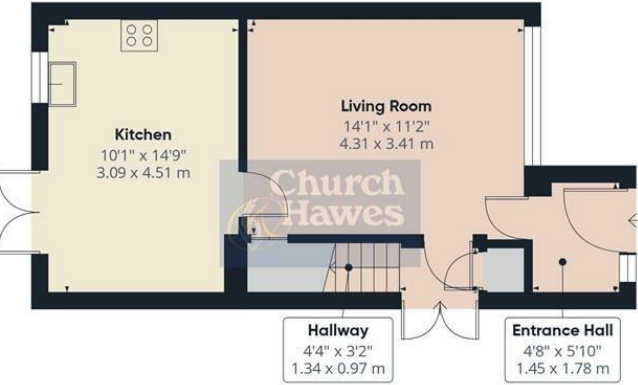
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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 which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure compliance and satisfy customer due diligence.

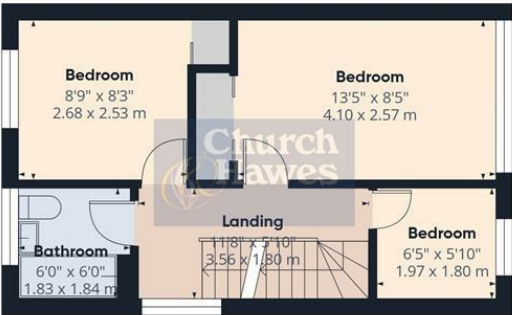
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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



Floor 2



Approximate total area⁽¹⁾

899 ft²
83.5 m²

Reduced headroom

41 ft²
3.8 m²

(1) Excluding balconies and terraces

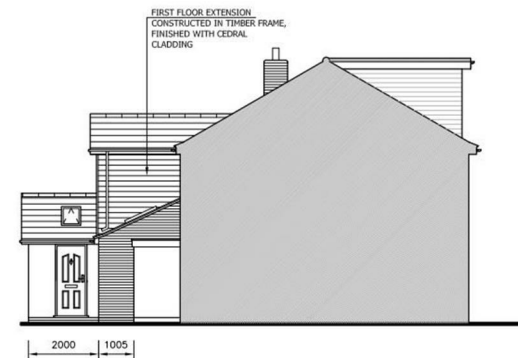
Reduced headroom

Below 5 ft/1.5 m

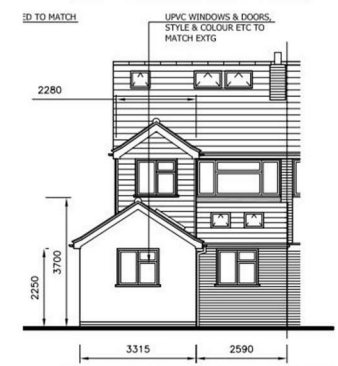
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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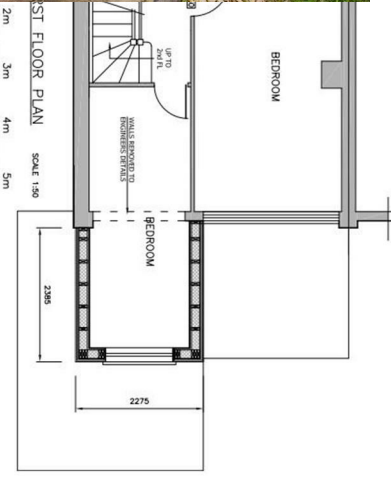




PROPOSED RIGHT FLANK ELEVATION SCALE 1:100



PROPOSED FRONT ELEVATION SCALE 1:100



Planning granted for front extension

