



Oliver Close, Heybridge , Essex CM9 4PJ  
Price £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

TUCKED AWAY AT THE END OF A CUL-DE-SAC LOCATION & JUST WAITING TO BE DISCOVERED! A wonderful opportunity has arisen to purchase this well presented three bedroom semi detached family home. Internally accommodation comprises of EN-SUITE FACILITIES SERVING THE PRINCIPAL BEDROOM, family bathroom plus ground floor cloakroom/w.c. Also to the ground floor is a generous living room plus kitchen/dining room to the rear. Externally the property boasts pleasant front and rear gardens along with GARAGE AND PARKING FOR TWO CARS TO THE REAR. Picturesque walks are close by. Energy Efficiency Rating C. Council Tax Band D.



**Bedroom 1 11'10 x 8'11 (3.61m x 2.72m)**

Double glazed window to front, radiator, fitted wardrobes, door to:

**En-Suite**

Low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, ladder towel radiator, shaver point.

**Bedroom 2 9'10 x 9' (3.00m x 2.74m)**

Double glazed window to rear, radiator, fitted wardrobe.

**Bedroom 3 10'3 x 7'1 (3.12m x 2.16m)**

Double glazed window to rear, fitted wardrobes with over head storage units.

**Bathroom**

Obscure double glazed window to front, ladder towel radiator, shaver point, low level w.c, wash hand basin with mixer tap. panelled bath with mixer tap and wall mounted shower unit, airing cupboard.

**Landing**

Double glazed window to side, radiator, cupboard housing boiler, stairs leading down to:

**Entrance Hall**

Entrance door, radiator, under stairs storage cupboard, built in storage cupboard with space for washing machine, doors to:

**Cloakroom/W.C**

Radiator, low level w.c, wash hand basin with mixer tap, extractor fan.

**Living Room 15'3 x 11'6 (4.65m x 3.51m)**

Double glazed window to front, radiator.

**Kitchen/Dining Room 18'4 x 10'7 (5.59m x 3.23m)**

Sliding patio door to garden, radiator, tiled floor, built in double oven, four ring hob & extractor hood, built in fridge/freezer, tiled splash backs, fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces.

**Rear Garden**

front access gate, personal door to garage, timber storage shed, circular lawned area, fenced to boundaries, decked seating area to rear.

**Garage**

Located to the rear of the property. Up and over door, light connected.

**Frontage**

External power point, lawned garden accessed via a shared pathway.

**Parking**

For two cars located to the rear of the property.

**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.



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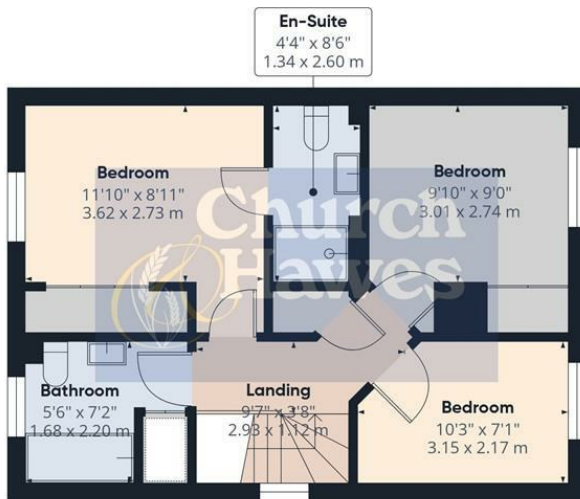


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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

903 ft<sup>2</sup>  
83.8 m<sup>2</sup>

(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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