17 Swifts Boulevard, Hebridge , CM9 4DE

£553,500

Church & Hawes
Est.1977

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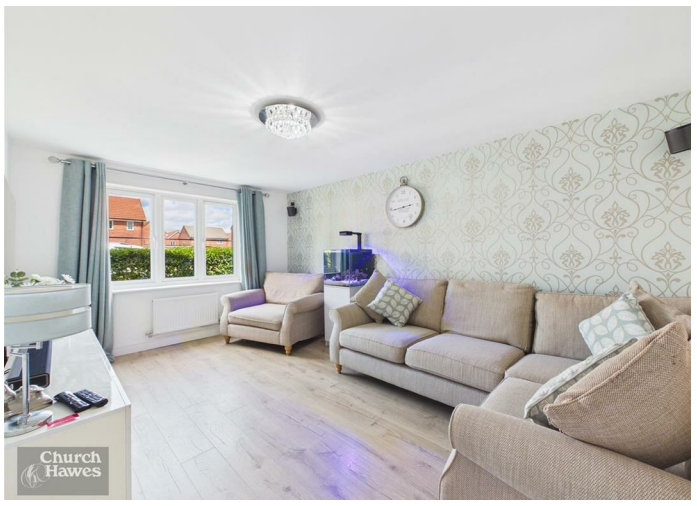
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Built in 2018, this impressive five-bedroom detached family home is located on the highly sought-after Sharpes Meadow development.

Offering spacious and versatile accommodation throughout, the property features a stunning open-plan kitchen/dining room with direct access to the rear garden, creating an ideal space for family living and entertaining. The ground floor also comprises a generous living room, a study/snug, a cloakroom, and a separate utility room. On the first floor, there are five well-proportioned bedrooms, including a principal bedroom with an en-suite shower room, together with a modern family bathroom.

Externally, the property benefits from a beautifully maintained south-facing rear garden, a garage, and off-road parking.

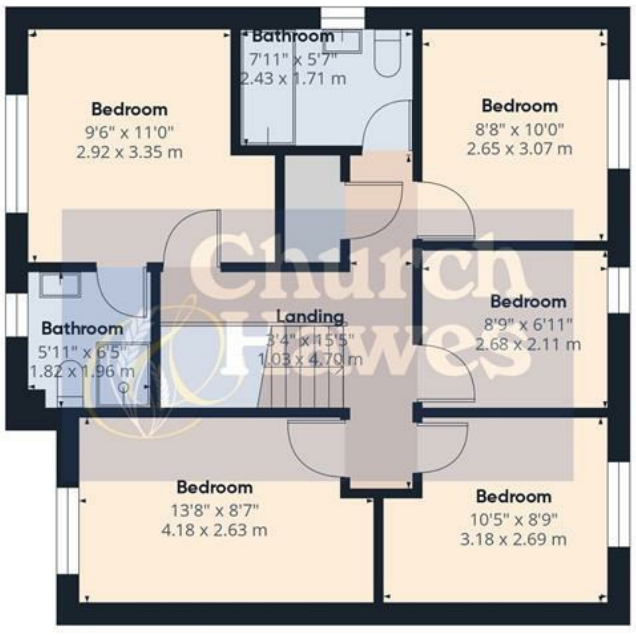








Floor 0 Building 1



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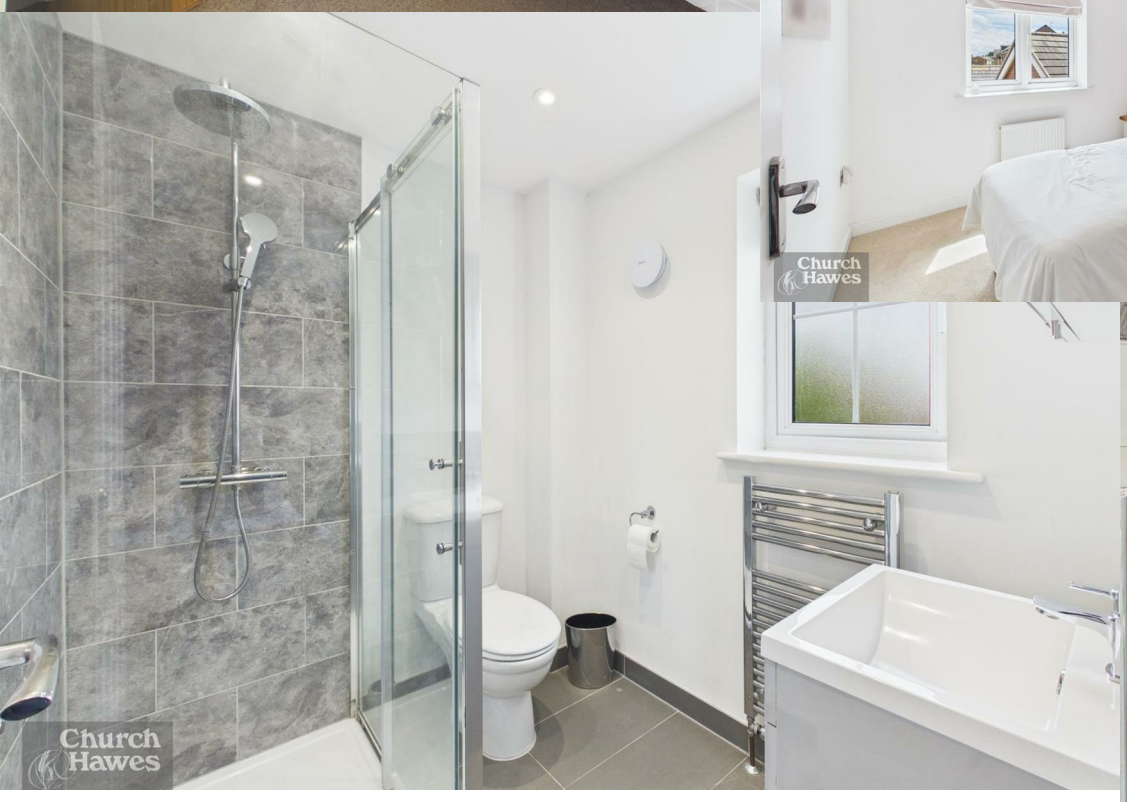
Approximate total area(1)
1311 ft²
122 m²

(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.

GIRAFFE360




Entrance Hall
Main entrance door, radiator, stairs to first floor.

Ground Floor WC
Low level WC, hand wash basin with storage beneath, radiator, extractor fan.

Snug/Study 9'11 x 8'2 (3.02m x 2.49m)
Double glazed window, radiator.

Living Room 16' x 10'5 (4.88m x 3.18m)
Double glazed window, radiator.

Kitchen/Diner 26'6 x 8'6 (8.08m x 2.59m)
Open plan Kitchen/Diner which comprises of a range of wall and base units, work top surfaces, stainless steel sink with drainer, gas hob with integrated oven and grill, integrated dishwasher. Double glazed windows, radiator, door leading out to the garden.

Utility Room 8'3 x 5'1 (2.51m x 1.55m)
Wall and base units, work top surfaces, space for domestic appliances, wall mounted gas boiler, door leading outside.

First Floor
Loft access

Bedroom One 11' x 9'6 (3.35m x 2.90m)
Double glazed window, radiator. Door to;

En Suite
Shower cubicle with mains powered shower unit, low level wc, wash basin with vanity storage, heated towel radiator, double glazed window and extractor.

Bedroom Two 13'8 x 8'7 (4.17m x 2.62m)
Double glazed window, radiator.

Bedroom Three 10'5 x 8'9 (3.18m x 2.67m)
Double glazed window, radiator.

Bedroom Four 10' x 8'8 (3.05m x 2.64m)
Double glazed window, radiator.

Bedroom Five 8'9 x 6'11 (2.67m x 2.11m)
Double glazed window, radiator.

Bathroom
Bath with main powered shower unit, low level wc, wash basin with vanity storage, double glazed window, heated towel radiator, extractor fan.

Outside

Garden
South facing rear garden with patio seating area, artificial lawn, rear border trees and plants. Gated side access.

Garage & Driveway
Garage - 23'2 x 9'11 - Up and over door, power and lighting connected.

Driveway Parking for Two Cars.

Property Information
Tenure: Freehold
Council Tax Band: F
EPC Rating: B
Estate Management Charge Approx: £246 P/A

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

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In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.





