



Heywood Way, Heybridge, CM9 4BH  
Offers in excess of £300,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

An excellent opportunity to acquire this three-bedroom house situated in the convenient location of Heywood Way, Heybridge. This property is offered to the market with the significant advantage of No Onward Chain, ensuring a smoother and more efficient sales process for prospective buyers.

Upon entering, you are greeted by an inviting Entrance Hall which leads through to the main living areas. The heart of this home is the spacious Living/Dining Room, a versatile area perfect for both relaxation and entertaining, offering ample space for family life. Adjacent to this is the well appointed Kitchen overlooking the Rear Garden. The property benefits from a Family Bathroom, serving the three comfortable Bedrooms to the first floor.

Externally, the property boasts a Private Rear Garden. A notable feature is the Garden Cabin, offering flexible use as a home office, studio, or additional storage. Further enhancing the practicality of this home is a Garage located in a nearby block, providing secure parking or extra storage. With an EPC rating of D and Council Tax Band B, this home combines comfort with efficiency. The location offers proximity to local schools, amenities, and transport links. Viewing is essential to fully appreciate this home.



**Bedroom 13'8 x 9'4 (4.17m x 2.84m)**

Double glazed window to front, radiator.

**Bedroom 11'1 x 9'8 (3.38m x 2.95m)**

Double glazed window to rear, radiator.

**Bedroom 8'6 x 7'9 (2.59m x 2.13m)**

Double glazed window to front, radiator.

**Bathroom 6'10 x 5'6 (2.08m x 1.68m)**

Obscure double glazed window to rear, heated towel rail, suite comprising panelled bath with electric shower above and shower screen, wash hand basin with mixer tap and vanity unit, low level w.c., tiled to walls.

**Landing**

Access to loft, access to airing cupboard, stairs down to:

**Entrance Hall**

Part obscure glazed entrance door to front. Obscure double glazed window to front, radiator, access to under stairs cupboard, doors to further accommodation including:

**Kitchen 9'1 x 9'1 (2.77m x 2.77m)**

Part obscure double glazed door to rear, double glazed window to rear, range of matching units, space and plumbing for two under counter appliances, further space for full length fridge/freezer, wall mounted boiler, space for cooker, serving hatch to Dining Area, wall mounted boiler, black 1 1/2 bowl composite sink set into work surface.

**Lining/Dining Room 23'9 x 11'9 (7.24m x 3.58m)**

Double glazed window to front, double glazed double doors to rear, feature fireplace.

**Rear Garden**

Commences with a paved patio area, stepping stone style path extending to rear, mainly laid to lawn with planting areas, timber shed, gate to rear with path leading to garage block, fenced to boundaries.

**Garden Cabin 9'6 x 7'5 (2.90m x 2.26m)**

Two windows, double doors, power and light connected.

**Frontage**

Lawned front garden with path to entrance, hedging to side boundaries.

**Garage**

Located in block, up and over door to front.

**Agents Note**

Floor area quoted includes Garden Cabin.

**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 (AML) and FINANCIAL SANCTION REGULATIONS:**

Intending purchasers will be required to provide 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 the required compliance and satisfy customer due diligence.

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

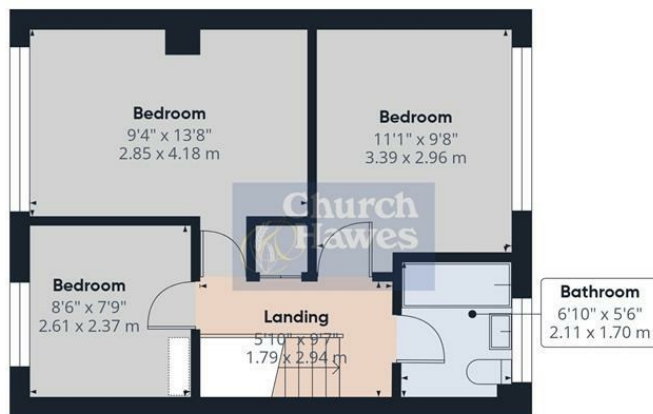
parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
878 ft<sup>2</sup>  
81.4 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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