



173 Heywood Way, Heybridge, CM9 4BJ
Price £365,000

THIS SUBSTANTIAL EXTENDED THREE BEDROOM SEMI DETACHED HOME SIMPLY MUST BE VIEWED! With accommodation comprising Three First Floor Bedrooms and a Family Bathroom this home has been tastefully updated throughout. The property spans approx. 1,299 sqft (including the garage) with the extended Ground Floor featuring a generous Living Room and Dining Room which affords access to the Sunroom. The well appointed Kitchen is located within a further extension and overlooked the well stocked Rear Garden. To the front, the property affords ample Parking and a Garage. Viewing this home is considered essential to appreciate it's size and quality! Council Tax: C.



Bedroom 13'9 x 9'2 (4.19m x 2.79m)

Double glazed window to front, radiator, coved to ceiling.

Bedroom 11'1 x 9'6 (3.38m x 2.90m)

Double glazed window to rear, radiator, coved to ceiling.

Bedroom 8'6 x 7'8 (2.59m x 2.34m)

Double glazed window to front, radiator, coved to ceiling.

Bathroom 6'10 x 5'5 (2.08m x 1.65m)

Obscure double glazed window to rear, part wood panelled bath with shower above with shower above and shower mixer tap, pedestal wash hand basin, low level w.c., radiator, extractor fan, wood effect flooring.

Landing

Double glazed window to side, access to loft and airing cupboard, coved to ceiling.

**Entrance Hall 13'11 x 5'11 (4.24m x 1.80m)**

Obscure double glazed window to front, part obscure glazed entrance door to front, radiator, wood effect flooring.

Living Room 16'7 x 11'10 (5.05m x 3.61m)

Double glazed window to front, feature fireplace, radiator, wood effect flooring, coved to ceiling.

Dining Room 18'3 x 8'11 (5.56m x 2.72m)

Double glazed window to rear, radiator, coved to ceiling wood effect flooring, door to kitchen and door to:

Sunroom 17'6 x 9'2 (5.33m x 2.79m)

Double glazed windows to side and rear, double glazed double doors to side, double glazed ceiling, electric heater, tiled floor.

Kitchen 13'1 x 9'9 (3.99m x 2.97m)

Leaded light double glazed window to rear, part obscure glazed door to rear, radiator, range of matching units, space for dishwasher, space and plumbing for washing machine, space for further under counter appliance, space for cooker with extractor above, wine rack, 1 1/2 bowl sink drainer unit with mixer tap, tiled splash backs, coved to ceiling, wood effect flooring.

Rear Garden

Paved seating area, mainly laid to lawn with planting borders, timber shed to rear, fenced to boundaries.

Garage 16'11 x 8'1 (5.16m x 2.46m)

Electric roller door to front.

**Frontage**

Drieway parking leading to garage, lawned area, door to Entrance Hall, further gate and door to Kitchen.

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.

