



Battle Rise, Heybridge , CM9 4PF  
Price £515,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCATED ON THE HIGHLY DESIRABLE "LAKES" DEVELOPMENT, this delightful link detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,276 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home. A family bathroom and en-suite ensure additional convenience. The spacious Living Room and Kitchen/Diner provide a welcoming atmosphere, perfect for both relaxation and entertaining guests. The property also features parking for up to three vehicles, a valuable asset in this desirable location. One of the standout features of this home is the stunning river views that can be enjoyed from the front aspect, providing a picturesque backdrop to daily life. The absence of an onward chain means that you can move in without delay, making this an attractive option for those looking to settle in quickly. Council Tax: E, EPC: C.



**Bedroom 10'7 x 9'9 (3.23m x 2.97m)**

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

**En-Suite 10'8 x 5'7 (3.25m x 1.70m)**

Obscure double glazed window to side, heated towel rail, suite comprising w.c., wash hand basin with mixer tap, tiled shower unit, fitted storage.

**Bedroom 10'3 x 10'10 (3.12m x 3.30m)**

Double glazed window to rear, radiator.

**Bedroom 11'4 x 9'1 (3.45m x 2.77m)**

Double glazed window to front (river view), radiator, fitted wardrobes.

**Bedroom 10'7 x 7'3 (3.23m x 2.21m)**

Double glazed to front (river views), radiator, lift to Kitchen/Diner.

**Bathroom 7'9 x 6'4 (2.36m x 1.93m)**

Obscure double glazed window to rear, panelled bath with shower mixer tap and shower screen, w.c., wash hand basin with mixer tap, fitted storage, part tiled to walls, extractor fan.

**Landing**

Double glazed window to front (river view) access to loft, radiator, stairs down to:

**Entrance Hall**

Part obscure glazed entrance door to front, radiator, doors to further accommodation including:

**Living Room 23'0 x 11'0 (7.01m x 3.35m)**

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

**Cloakroom 6'3 x 3'0 (1.91m x 0.91m)**

Low level w.c., corner wash hand basin with tiled splash backs, radiator.

**Kitchen/Diner 23'1 x 10'9 (7.04m x 3.28m)**

Double glazed windows to front and rear, lift to bedroom, radiator, range of matching units, integrated double oven, gas hob with extractor, space for fridge/freezer, stainless

steel 1 1/2 bowl sink/drainage unit with mixer tap set into work surface, door to:

**Utility Room 6'3 x 5'7 (1.91m x 1.70m)**

Part obscure double glazed door to rear, radiator range of storage cupboards, stainless steel sink/drainage unit with mixer tap, space and plumbing for washing machine and further under counter appliance, tiled floor.

**Rear Garden**

Paved patio area to the rear of the Living Room, outside tap, pathway to gate to driveway, timber shed, mainly laid to lawn with established planting borders.

**Garage 17'0 x 9'4 (5.18m x 2.84m)**

Electric roller door to front. power and light connected.

**Frontage**

Driveway parking leading to garage, planting borders, pathway to entrance.

**Agents Note, Money Laundering & Referrals**

We understand from the sellers there is a maintenance charge of approximately £260 pa.

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

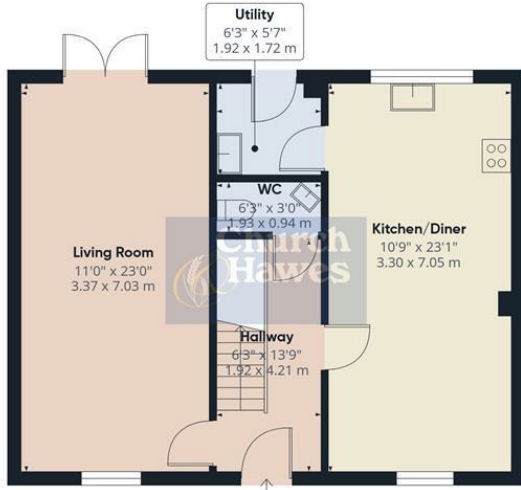
is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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

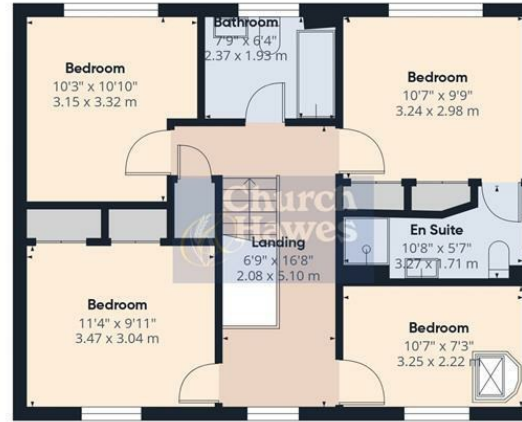
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly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

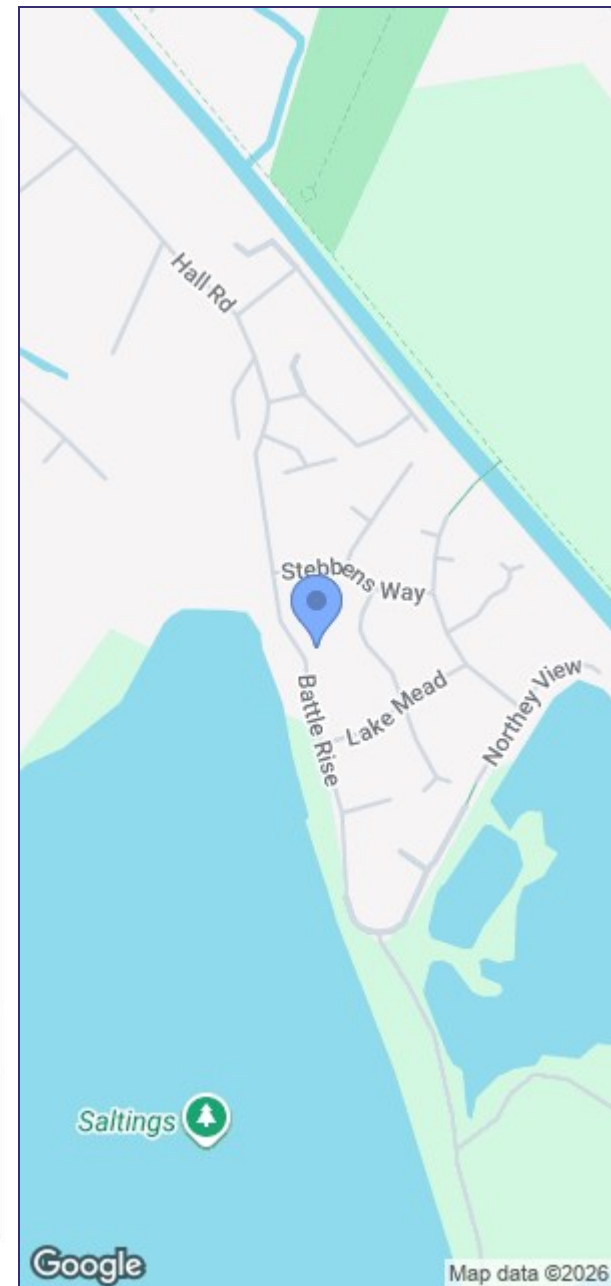
Approximate total area<sup>(1)</sup>

1435 ft<sup>2</sup>  
133.5 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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