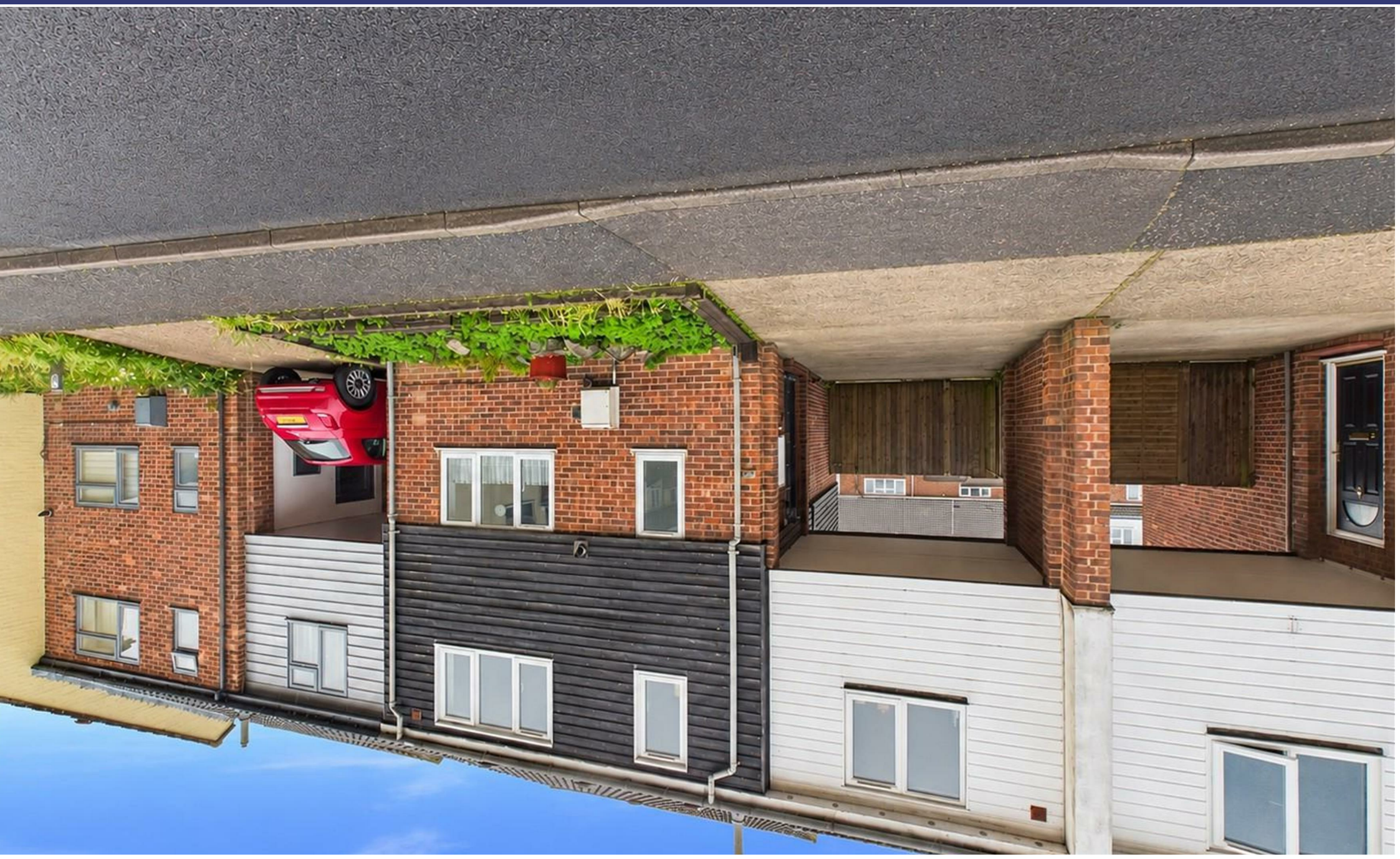
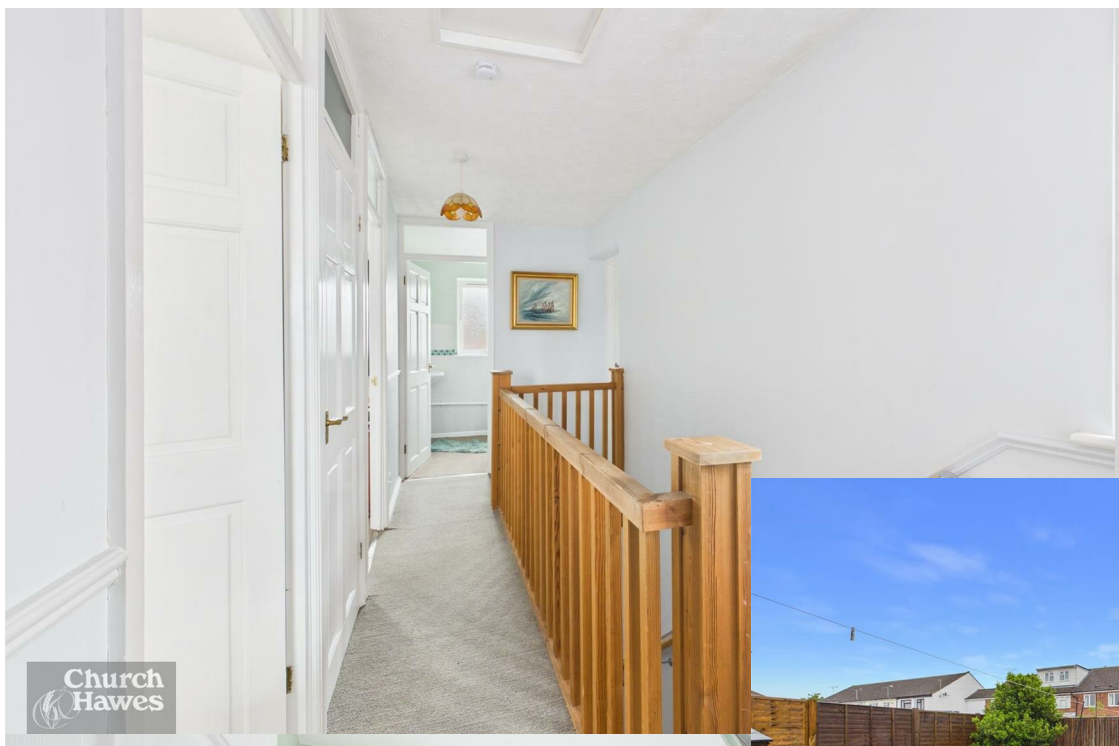
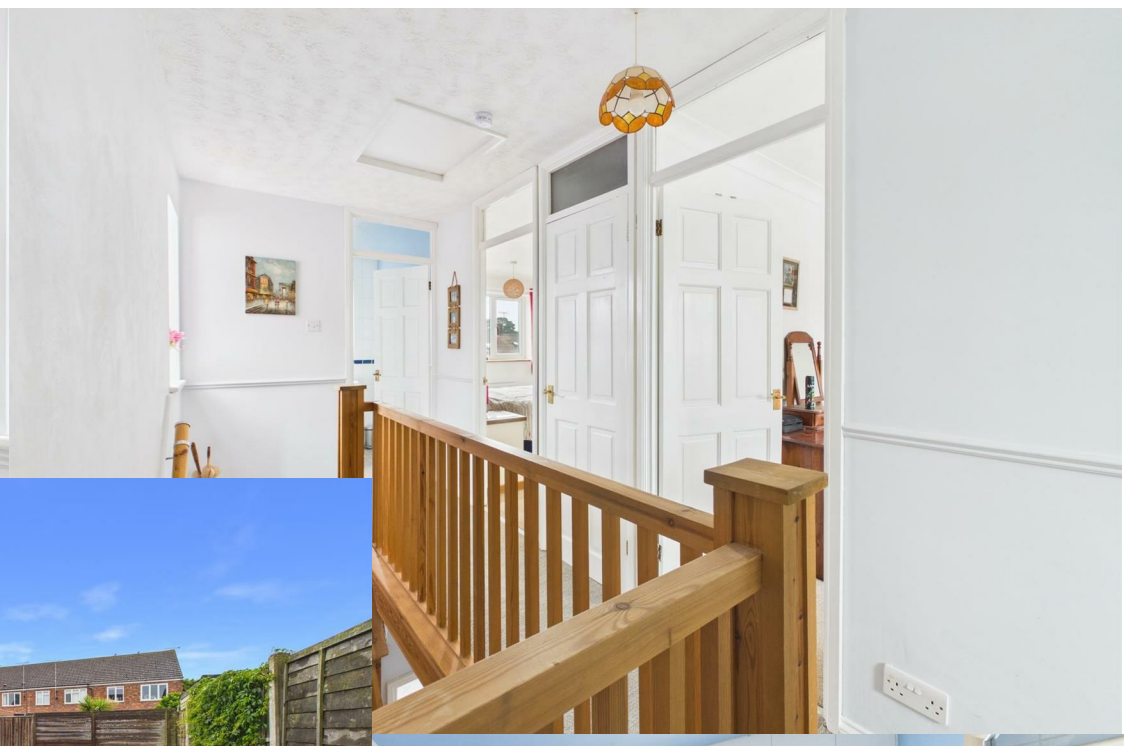
89 Hillary Close, Heybridge , CM9 4UB
Offers in excess of £290,000

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THIS MOST DECEPTIVE THREE BEDROOM FAMILY HOME is conveniently situated for access to nearby amenities including the NEARBY BENTALL'S SHOPPING CENTRE and KING GEORGE V PLAYING FIELDS in the popular Heybridge area. Internally accommodation comprises of FIRST FLOOR SHOWER ROOM & BATHROOM PLUS GROUND FLOOR CLOAKROOM/W.C. Also to the ground floor the property boasts a generous living room & kitchen/dining room. Externally there is OFF ROAD PARKING VIA THE ADJACENT DRIVEWAY FOR TWO CARS plus rear garden.
Energy Efficiency Rating D. Council Tax Band C.

Bedroom 1 11'7 x 9'4 (3.53m x 2.84m)
Double glazed window to rear, radiator, coved to ceiling, built in wardrobe with mirror fronted sliding doors.

Bedroom 2 11'7 x 9'6 (3.53m x 2.90m)
Double glazed window to front, radiator, coved to ceiling.

Bedroom 3 9'5 x 8'4 (2.87m x 2.54m)
Double glazed window to front, radiator, coved to ceiling.

Shower Room
Obscure double glazed window to front, towel radiator, low level w.c, wash hand basin, tiled shower cubicle & wall mounted shower unit, inset lighting.

Bathroom
Obscure double glazed window to rear, towel radiator, wash hand basin with mixer tap, panelled bath, inset lighting to ceiling.

Landing
Obscure double glazed window to side, access to loft space, airing cupboard, stairs leading down to:

Entrance Hallway
Entrance door to side, radiator, inset lighting, doors to:

Cloakroom/W.C
Obscure double glazed window to front, low level w.c, wash hand basin, inset lighting to ceiling.

Kitchen/Dining Room 15'2 x 9'5 (4.62m x 2.87m)
Double glazed window to front, radiator, sink unit with mixer tap, built in oven, four ring hob & extractor hood, fitted base and wall mounted units, space for fridge/freezer, space for washing machine, wall mounted boiler, inset lighting to ceiling.

Living Room 14'9 x 10'10 (4.50m x 3.30m)
Double glazed window to rear, stable door to rear to garden, radiator.

Rear Garden
Patio area, access to front via gate, fenced to boundaries, laid to lawn, storage shed.

Driveway
Adjacent driveway providing off road parking for two cars, outside tap.

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.

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.

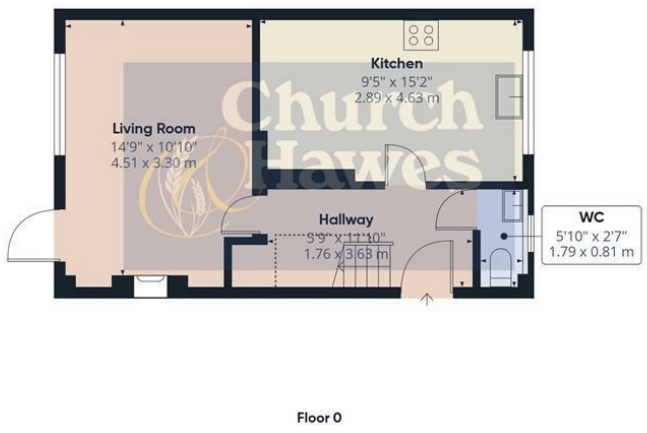
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

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.











Approximate total area(1)
843 ft²
78.3 m²

Reduced headroom
13 ft²
1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

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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