



Rowan Drive, Heybridge, Essex CM9 4BW  
Offers in excess of £365,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

**\*\*REFURBISHED & MODERNISED\*\*** An opportunity has arisen to purchase this WELL PRESENTED THREE BEDROOM SEMI DETACHED family home situated within a popular & convenient location close to the local Primary School & amenities. Internally the property boasts an IMPRESSIVE RE-FITTED OPEN PLAN KITCHEN / DINING ROOM plus living room along with a conservatory to the rear overlooking the rear garden. To the first floor are the aforementioned three bedrooms plus RE-FITTED FAMILY BATHROOM. Eternally ample parking is provided off road via the driveway plus single garage. Energy Efficiency Rating E. Council Tax Band C.



**Bedroom 1 12'11 x 10'1 (3.94m x 3.07m)**

Double glazed window to front, radiator, inset lighting to ceiling, storage cupboard.

**Bedroom 2 11'4 x 8'11 (3.45m x 2.72m)**

Double glazed window to rear, radiator, inset lighting to ceiling.

**Bedroom 3 9'8 x 6'5 (2.95m x 1.96m)**

Double glazed window to front, radiator, over stairs storage cupboard.

**Bathroom 7'7 x 6'2 (2.31m x 1.88m)**

Obscure double glazed windows to rear, towel radiator, low level w.c, wash hand basin with mixer tap, bath with mixer tap & wall mounted shower unit with rainforest style shower head, tiled to walls, tiled floor, inset lighting to ceiling.

**Landing**

Double glazed window to side, access to loft space, stairs down to:

**Living Room 16'9 x 12'10 (5.11m x 3.91m)**

Entrance door, double glazed window to front, vertical radiator, inset lighting to ceiling, through to:

**Open Plan Kitchen/Dining Room 16'9 x 10'9 (5.11m x 3.28m)**

Sliding patio door to Conservatory, door to rear to garden, vertical radiator, inset lighting to ceiling, built in oven, four ring hob & extractor hood, sink unit with mixer tap set into worksurfaces, space for washing machine, built in fridge & dishwasher.

**Conservatory 10'4 x 7'8 (3.15m x 2.34m)**

Door to garden.

**Rear Garden**

Patio area, outside tap, front access gates, fenced to boundaries, outside lighting.

**Garage**

Electric garage door.

**Frontage**

Driveway providing ample off road parking.

**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 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 compliance and satisfy customer due diligence.

**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.



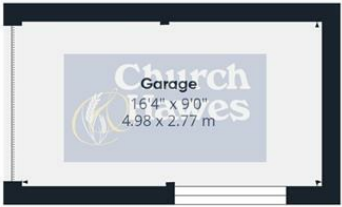




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
987 ft<sup>2</sup>  
91.6 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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