



51 Larch Walk, Heybridge , CM9 4TS
 Price £385,000

Church & Hawes
 Estate Agents, Valuers, Letting & Management Agents

Est. 1977

This well presented and extended Three Bedroom home offers a fantastic opportunity for families or those seeking a comfortable lifestyle, benefiting from no onward chain for a smoother transaction process. The property boasts a practical layout, featuring a welcoming Living/Dining Room, perfect for both relaxation and entertaining, alongside an additional Play Room/Office, providing versatile space for various needs. The ground floor further benefits from a convenient Cloakroom, enhancing everyday living. The Kitchen is well appointed and complemented by a dedicated Utility Area, ensuring ample space for household tasks. Upstairs, you will find Three Bedrooms, offering comfortable accommodation, served by a well maintained Bathroom. Externally, the property truly shines with a Generous Garden, providing an excellent outdoor space for recreation and enjoyment. Further advantages include a Garage and ample Parking, catering to all your vehicle needs. Heybridge offers a convenient lifestyle with good access to local amenities, schools, and transport links, making it an ideal location for families. Viewing is essential to fully appreciate the quality and potential this delightful home has to offer. The property holds an EPC rating of D and falls within Council Tax band C.

Bedroom 12'4 x 10'4 (3.76m x 3.15m)

Double glazed window to front, radiator, fitted wardrobes, wood effect flooring, coved to ceiling, access to airing cupboard.

Bedroom 9'2 x 9'0 (2.79m x 2.74m)

Double glazed window to rear, radiator, fitted storage, wood effect flooring, coved to ceiling.

Bedroom 9'3 x 6'5 (2.82m x 1.96m)

Double glazed window to front, radiator, storage cupboard, wood effect flooring, further high level storage cupboards.

Bathroom 7'6 x 6'2 (2.29m x 1.88m)

Obscure glazed windows to rear, radiator, panelled bath with hand holds, shower above and shower screen, pedestal wash hand basin, low level w.c., radiator, extractor fan, tiled to walls.

Landing

Double glazed window to side, dado rail, access to loft, stairs down to:

Entrance Hall

Part glazed entrance door to front, obscure glazed windows to front, radiator, wood effect flooring, dado rail, coved to ceiling.

Living Room 12'9 x 10'9 (3.89m x 3.28m)

Double glazed window to front, radiator, feature fireplace, wood effect flooring, coved to ceiling, dado rail, open plan to:

Dining Room 11'6 x 9'4 (3.51m x 2.84m)

Double glazed sliding doors to rear, radiator, wood effect flooring, dado rail, coved to ceiling, door to:

Kitchen 10'10 x 7'3 (3.30m x 2.21m)

Double glazed window to rear, radiator, 1 1/2 bowl sink/drain unit set into work surface, four ring gas hob, low level oven, laminate wood effect work surface, tiled splash backs.

Play Room 13'2 x 10'10 (4.01m x 3.30m)

Double glazed double doors to side and rear, double glazed windows to side, radiator, tiled floor, coved to ceiling, dado rail. door to front to frontage, door to:

Utility Room 6'3 x 4'1 (1.91m x 1.24m)

Space and plumbing for washing machine, space for further under counter appliance, high level units, door:

Cloakroom 6'4 x 3'6 (1.93m x 1.07m)

Wash hand basin with mixer tap and vanity unit, low level w.c., heated towel rail, part wood panelled walls.

Rear Garden approx 70' (approx 21.34m)

Commences with a decked seating area, outside tap, range of established planting borders, mainly laid to lawn.

Frontage

Block paved driveway providing parking for several vehicles, lawned area to one side pathway to entrance and walkway with door into Play Room, access to:

Garage 16'1 x 8'11 (4.90m x 2.72m)

Electric roller door to front, power and light connected.

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



Floor 1

Approximate total area^m

1146 ft²
 106.4 m²

(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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