

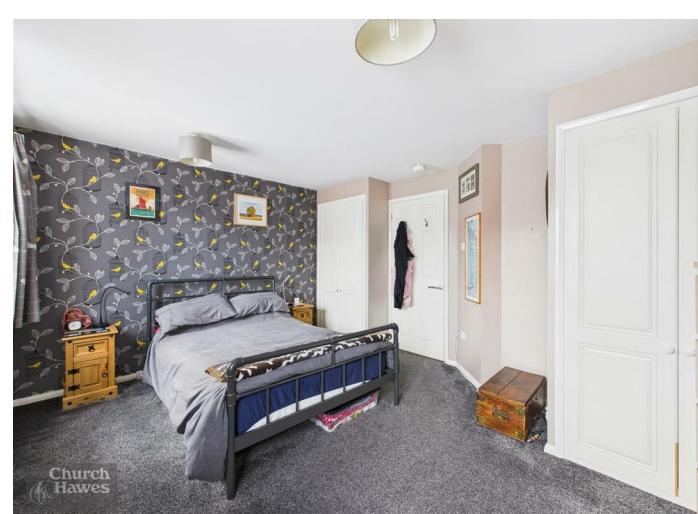


Church & Hawes
10 Kingston Chase, Heybridge, Essex CM9 4TB
O.I.E.O £375,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCATED IN KINGSTON CHASE ON THE HIGHLY DESIRABLE BLACKWATER PARK DEVELOPMENT, this detached house has been extended to the Ground Floor and offers a unique layout with two first floor bedrooms and the option of a third bedroom on the extensive Ground Floor. Spanning an impressive 988 square feet, the property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining. The Living Room is inviting and bright, while the Garden Room offers access to the rear garden, making it an ideal spot for enjoying your morning coffee. The house features Two First Floor bedrooms, with a versatile third room located on the Ground Floor, perfect for a Playroom or Guest accommodation. The property also includes a well-maintained rear garden, providing a private outdoor retreat for gardening enthusiasts or those who simply wish to enjoy the fresh air. For your convenience, there is driveway parking available for two vehicles. Viewing this home is considered essential. Council Tax: D, EPC: C.





Bedroom 11'8 x 8'0 (3.56m x 2.44m)

Two double glazed windows to front, two radiators, built in wardrobe, door to:

En-Suite 5'1 x 4'11 (1.55m x 1.50m)

Obscure double glazed window to front, low level w.c. tiled shower, wash hand basin with mixer tap with tiled splash backs, heated towel rail, part tiled to walls, wood effect flooring.

Bedroom 13'6 x 10'8 (4.11m x 3.25m)

Two double glazed windows to rear, two radiators, two wardrobes.

Bathroom 6'10 x 5'7 (2.08m x 1.70m)

Double glazed window to side, heated towel rail, low level w.c., wash hand basin with mixer tap, vanity unit and tiled splash backs, panelled bath with shower mixer tap and hand holds, wood effect flooring.

Landing

Access to loft, stairs down to:

Entrance Hall

Entrance door to side, wood effect flooring, door to:

Cloakroom 5'3 x 3'1 (1.60m x 0.94m)

Obscure double glazed window to front, radiator, wash hand basin with mixer tap and tiled splash backs, low level w.c., wood effect flooring.

Living Room 15'6 x 10'4 (4.72m x 3.15m)

Double glazed window to front, radiator, wood effect flooring door to:

Kitchen 13'5 x 1"6 (4.09m x 0.30m'1.83m)

Obscure glazed window to study, radiator, range of matching units, wine cooler, space and plumbing for washing machine, space for fridge/freezer. black composite sink drainer unit with mixer tap, water

softner, four ring gas hob set into work surface, chest level double oven, door to under stairs cupboard, door to Bedroom/Playroom and open to:

Garden Room 11'11 x 5'7 (3.63m x 1.70m)

Double glazed double doors to side, double glazed window to rear, velux window to ceiling, radiator, door to:

Study 11'11 x 7'0 (3.63m x 2.13m)

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

Playroom/Bedroom 15'10 x 8'4 (4.83m x 2.54m)

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

Rear Garden

Commences with paved patio, access to front via side, lawned area, shed, shingle lined seating area, fenced to boundaries, outside tap.

Frontage

Driveway parking, pathway to entrance, low level hedging to front boundary.

Agents Note & Money Laundering

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 will be no delay in agreeing the sale

