



Rowan Drive, Heybridge , CM9 4BW
Price £365,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Rowan Drive presents an excellent opportunity for families seeking a WELL PRESENTED THREE BEDROOM SEMI DETACHED HOUSE. This delightful property boasts generous family accommodation, making it a wonderful home for those looking to settle in a welcoming community. The property features two inviting reception rooms, ideal for entertaining guests or enjoying quiet family evenings. With three comfortable bedrooms, there is ample space for everyone to unwind and relax. The well-appointed modern bathroom adds to the convenience of daily living.

One of the standout features of this property is its proximity to local amenities, including a primary school, which is just a short distance away.

Additionally, the property includes a GARAGE, providing valuable storage space along with a driveway providing off road parking.

In summary, this semi-detached house on Rowan Drive is a wonderful blend of comfort & convenience & must be seen internally.

Energy Efficiency Rating D. Council Tax Band C.



Bedroom 1 12'8 x 10'1 (3.86m x 3.07m)

Double glazed window to front, radiator, coved to ceiling, built in storage cupboard.

Bedroom 2 11'5 x 9'3 (3.48m x 2.82m)

Double glazed window to rear, radiator.

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

Double glazed window to front, radiator, over stairs storage cupboard housing wall mounted boiler.

Bathroom

Obscure double glazed window to rear, towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & wall mounted shower unit, inset lighting to ceiling, tiled to bath area.

Landing

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

Entrance Hallway

Entrance door, radiator, understairs storage cupboard, doors to:

Living Room 13' x 10'9 (3.96m x 3.28m)

Double glazed window to front, radiator, coved to ceiling, inset lighting to ceiling, through to:

Dining Room 10'10 x 9'7 (3.30m x 2.92m)

French doors to garden, radiator, coved to ceiling, inset lighting to ceiling.

Kitchen 10'10 x 7'1 (3.30m x 2.16m)

Double glazed window to rear, double glazed window to side, door to rear to garden, space for washing machine, space for fridge/freezer, sink unit with mixer tap set into worksurfaces, built in oven, four ring hob & extractor hood, fitted base and wall mounted units, inset lighting to ceiling, built in storage cupboard.

Rear Garden

Patio area, fenced to boundaries, laid to lawn, outside tap, access to front via gate.

Garage

Barn style doors, power and light connected.

Driveway

Providing 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.

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.

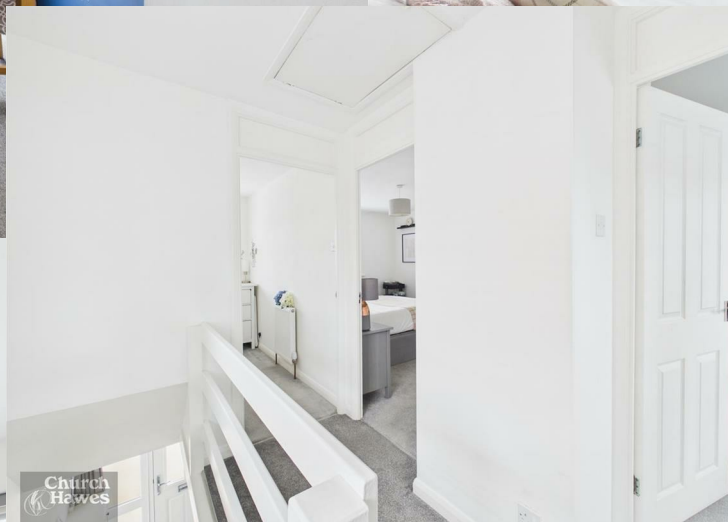
MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

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.

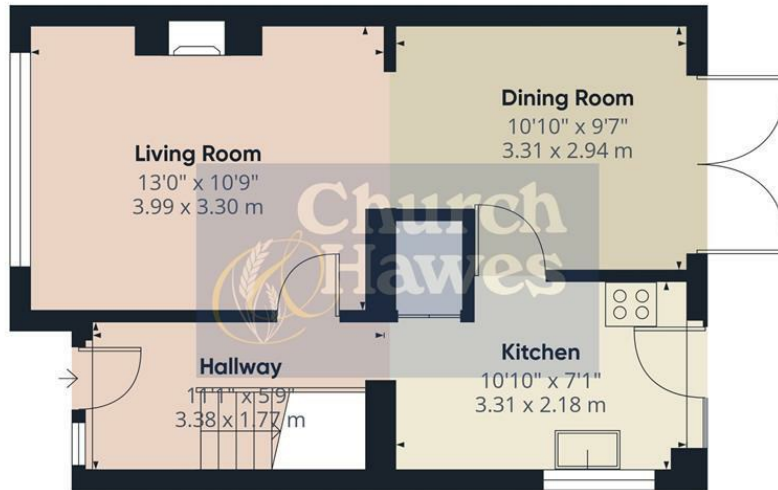
Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best

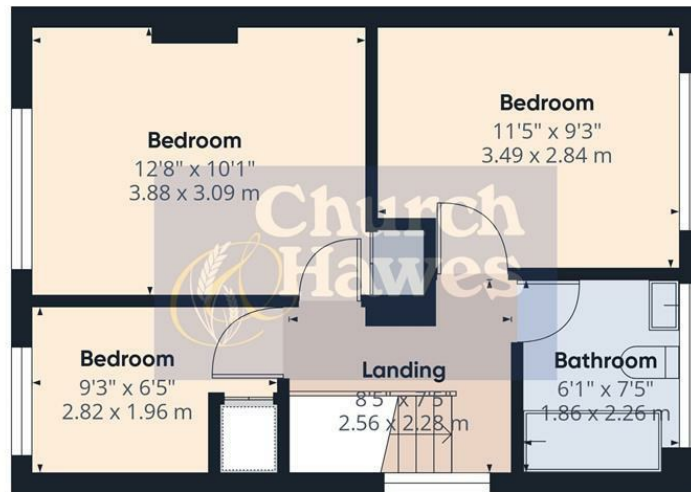
professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0



Floor 1



Approximate total area⁽¹⁾
757 ft²
70.3 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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