



19 Crescent Road, Heybridge , CM9 4SJ
Guide price £357,500

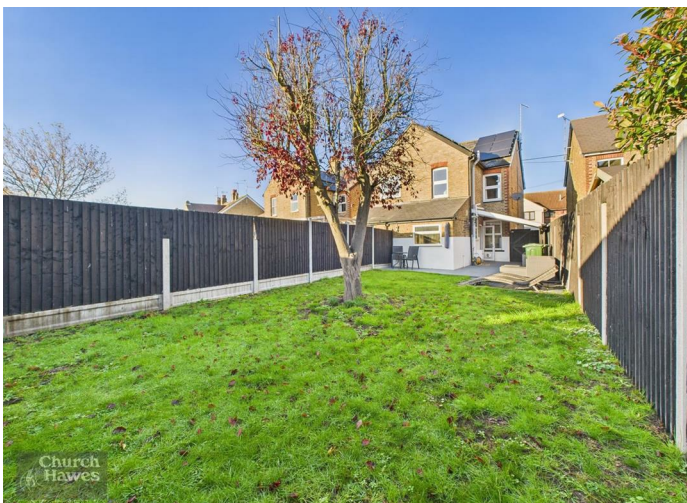
Church & Hawes

Est. 1977

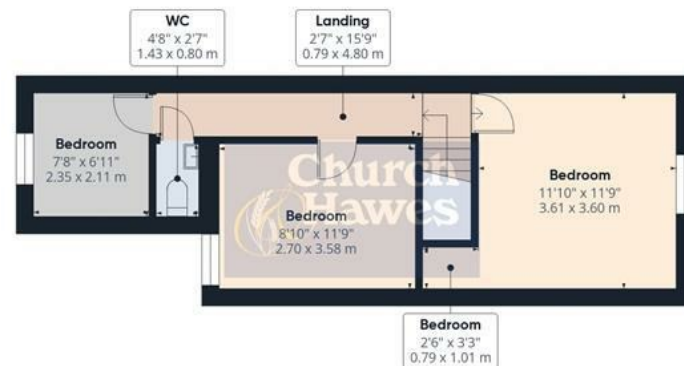
Estate Agents, Valuers, Letting & Management Agents

Guide Price: £357,500-£365,000. Presenting an exceptional opportunity to acquire a delightful three-bedroom house, ideally situated in a popular Heybridge turning. This home seamlessly blends comfortable family living with practical modern features, making it a truly appealing prospect for a variety of buyers. Upon entering, you are greeted by a thoughtfully laid out interior. The Ground Floor features a well-appointed Bathroom, ensuring convenience for residents and guests alike. The heart of the home is undoubtedly Open Plan Kitchen/Dining Room, a bright and airy part of the home perfect for family meals and social gatherings. The kitchen is designed for functionality, offering ample space for culinary pursuits, this is open plan to the Dining area. The fact that the Kitchen/Dining Area affords access to the Garden enhances the indoor-outdoor living experience. The remainder of the Ground Floor is occupied by the cosy Living Room, providing a comfortable space for relaxation and entertainment.

Ascending to the First Floor, you will find three Bedrooms the smallest of which could function as a bedroom or Study. A notable addition on this level is the First Floor W.C., a practical feature that adds to the home's overall convenience. The property benefits from a generous South-facing Garden, a true highlight, providing an abundance of natural light and ample space for outdoor activities, gardening, or simply unwinding in the sunshine. Complementing the garden is a versatile Outbuilding with power and light connected, offering potential for a home office, workshop, or additional storage. Environmentally conscious buyers will appreciate the inclusion of Solar Panels, contributing to energy efficiency and reduced running costs. PLEASE NOTE: THE PARKING IS ON STREET PARKING. EPC: D, Council Tax: C.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 940 ft²
 87.3 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.

GIRAFFE360



Bedroom 11'10 x 11'9 (3.61m x 3.58m)

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

Bedroom 11'9 x 8'10 (3.58m x 2.69m)

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

Bedroom 7'8 x 6'11 (2.34m x 2.11m)

Double glazed window to rear, radiator, access to loft, wood effect flooring, coved to ceiling.

W.C. 4'8 x 2'7 (1.42m x 0.79m)

Low level w.c., wash hand basin with mixer tap and tiled splash backs, tiled floor extractor fan.

Landing

Coved to ceiling, stairs down to:

Dining Area 11'10 x 11'9 (3.61m x 3.58m)

Entrance door to side, double glazed window to rear, radiator, door to under stairs cupboard, tiled floor, coved to ceiling, open plan to:

Kitchen 9'10 x 7'8 (3.00m x 2.34m)

Double glazed door to Garden, Double glazed window to side, radiator, range of matching units, low level oven with four ring gas hob above with extractor, sink drainer unit with mixer tap, space and plumbing for washing machine and further under counter appliance, space for fridge/freezer, tiled floor.

Living Room 11'10 x 11'9 (3.61m x 3.58m)

Double glazed window to front, radiator, television point, coved to ceiling.

Rear garden

Commences with covered decked area with gate accessing frontage, fenced to boundaries, lawned area leading to:

Outbuilding 11'1 x 10'8 (3.38m x 3.25m)

Windows to front, door to front, power and light connected, door into further storage shed area.

Frontage

Low level timber fencing to front boundary (with scope to create a drive similar to the neighbouring property) lawned area to one side, pathway to entrance.

Solar Panels

The property is fitted with solar panels, contact us for further information.

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.

