



Heywood Way, Heybridge , Essex CM9 4BJ
Price £365,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN & OFFERING MOST DECEPTIVE AND VERSATILE ACCOMMODATION is this extended three / four bedroom semi detached family home situated within a popular residential location. Internally accommodation comprises of family bathroom plus ground floor cloakroom/w.c. Also to the ground floor is a generous open plan living / dining room and kitchen along with optional ground floor 4th bedroom / reception room (refer to floorplan for layout). Externally there is a low maintenance rear garden plus garage located in a block.

Early internal viewing comes highly advised.

Energy Efficiency Rating C. Council Tax Band C.



Bedroom 1 11'8 x 9' (3.56m x 2.74m)

Double glazed window to front, radiator, fitted wardrobes.

Bedroom 2 10'11 x 9'7 (3.33m x 2.92m)

Double glazed window to rear, radiator.

Bedroom 3 8'6 x 7'8 (2.59m x 2.34m)

Double glazed window to front, radiator.

Bathroom

Obscure double glazed window to rear, ladder towel radiator, inset lighting, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, tiled to bath area.

Landing

Obscure double glazed window to side, coved to ceiling, access to loft space, stairs leading down to ground floor.

Entrance Hallway

Entrance door, understairs storage cupboard, coved to ceiling, inset lighting.

Optional Ground Floor 4th Bedroom/Reception 9'6 x 9'2 (2.90m x 2.79m)

Obscure double glazed window to side, radiator

Lounge/Dining Room 26'6 x 11'10 (8.08m x 3.61m)

Double glazed window to front, two radiators, coved to ceiling, through to:

Kitchen 14' x 9'8 (4.27m x 2.95m)

Double glazed window to rear, French doors to garden, two Velux windows, space for washing machine, five ring hob & extractor hood, built in oven, inset lighting, sink unit with mixer tap set into worksurfaces, space for American style Fridge/Freezer, built in dishwasher.

Cloakroom/W.C

Obscure double glazed window to side, low level w.c, wash hand basin with mixer tap, inset lighting.

Rear Garden

Access to front via gate, artificial lawn area, outside tap, external power point, patio area, rear access gate, fenced to boundaries, decked seating area, timber storage shed.

Garage

Located in block to the rear

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:

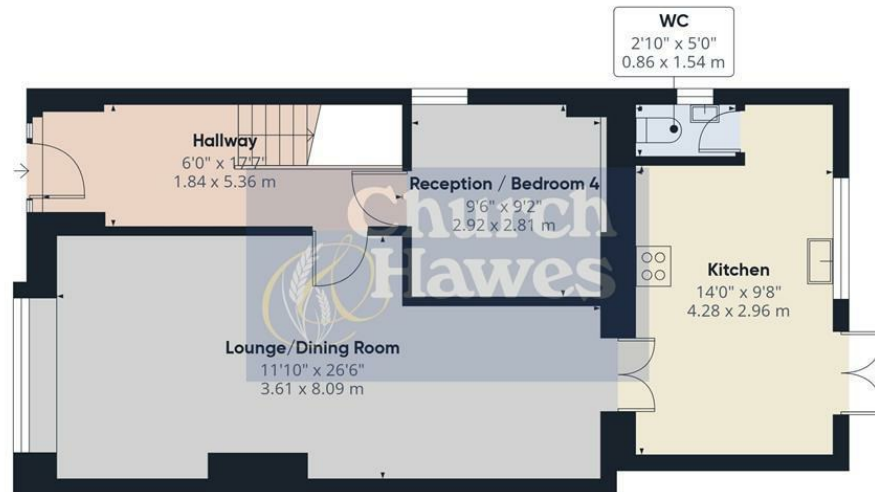
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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

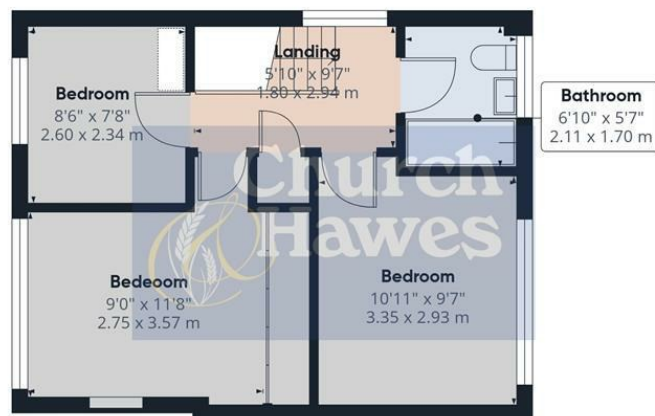
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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

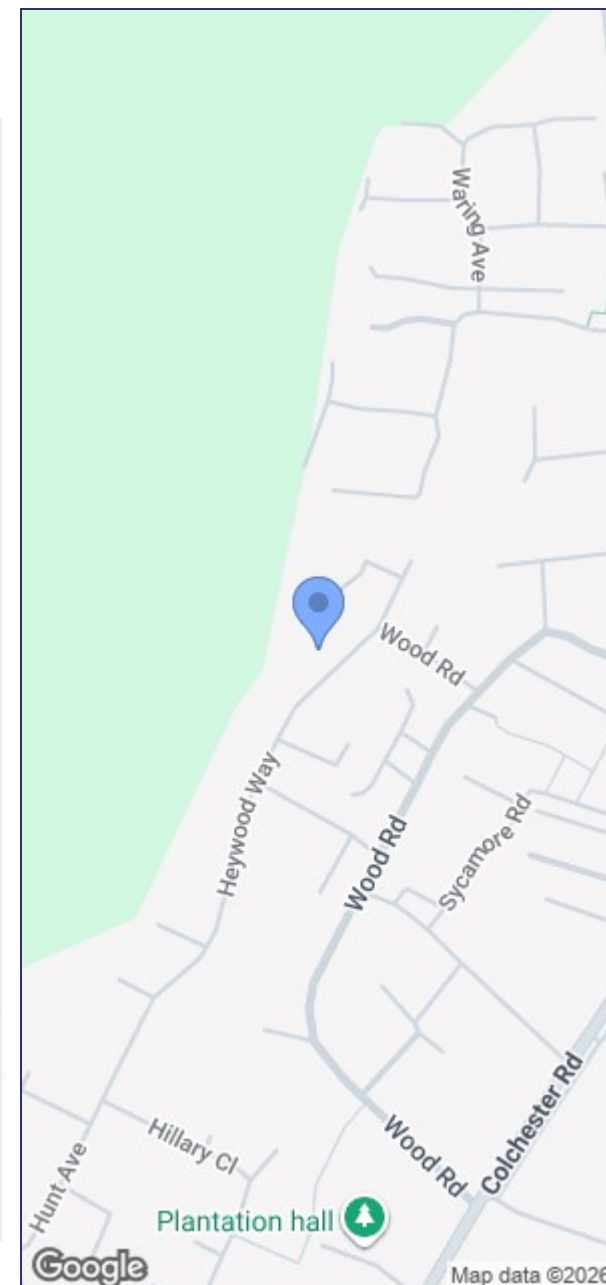
Approximate total area⁽¹⁾

1028 ft²
95.6 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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