



17 Willow Walk, Heybridge , Essex CM9 4TT  
 O.I.E.O £300,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SITUATED WITHIN THIS WALKWAY POSITION is this three bedroom End-terraced property offered for sale with an impressive rear garden measuring approx 80'. Accommodation comprising first floor Bathroom and three Bedrooms whilst the ground floor offers dual aspect Lounge with doors opening onto the garden and Kitchen/Diner. Externally the property affords converted garage with Saloon area to rear allocated parking for one car. The property also offers potential to extend to the side subject to planning permission. Energy Efficiency Rating D:

**Bedroom 11'1 x 8'5 (3.38m x 2.57m)**

Double glazed windows to rear, double wardrobe with sliding mirrored doors, radiator, coving.

**Bedroom 11'2 x 8'7 (3.40m x 2.62m)**

Double glazed window to front, radiator, coving.

**Bedroom 10'7 x 5'11 (3.23m x 1.80m)**

Double glazed window to front, wardrobe, radiator, coving.

**Bathroom 6'0 x 6'1 (1.83m x 1.85m)**

Obscure double glazed window to rear, wash hand basin set in unit, low level wc, panelled bath, tile to floor, tile to walls, towel radiator, extractor.

**Kitchen 14'8 x 9'11 (4.47m x 3.02m)**

Double glazed window to rear, double glazed door to rear, stainless steel washer drainer unit, four ring gas hob, electric oven with extractor hood above, space for fridge freezer, space for washing machine, space for dishwasher, range of wall and floor mounted units, tile to floor, tile splash back surround.

**Lounge 11'3 x 14'3 (3.43m x 4.34m)**

Double glazed window to front, double glazed double door to side, radiator, coving.

**Porch 5'11 x 4'10 (1.80m x 1.47m)**

obscure double glazed window to front, part glazed door to front.

**Rear Garden 80' (24.38m)**

Rear garden mainly laid to lawn with patio area for entertaining guests, side and rear access via gates. Access to saloon to rear of garage with light and power.

**Frontage**

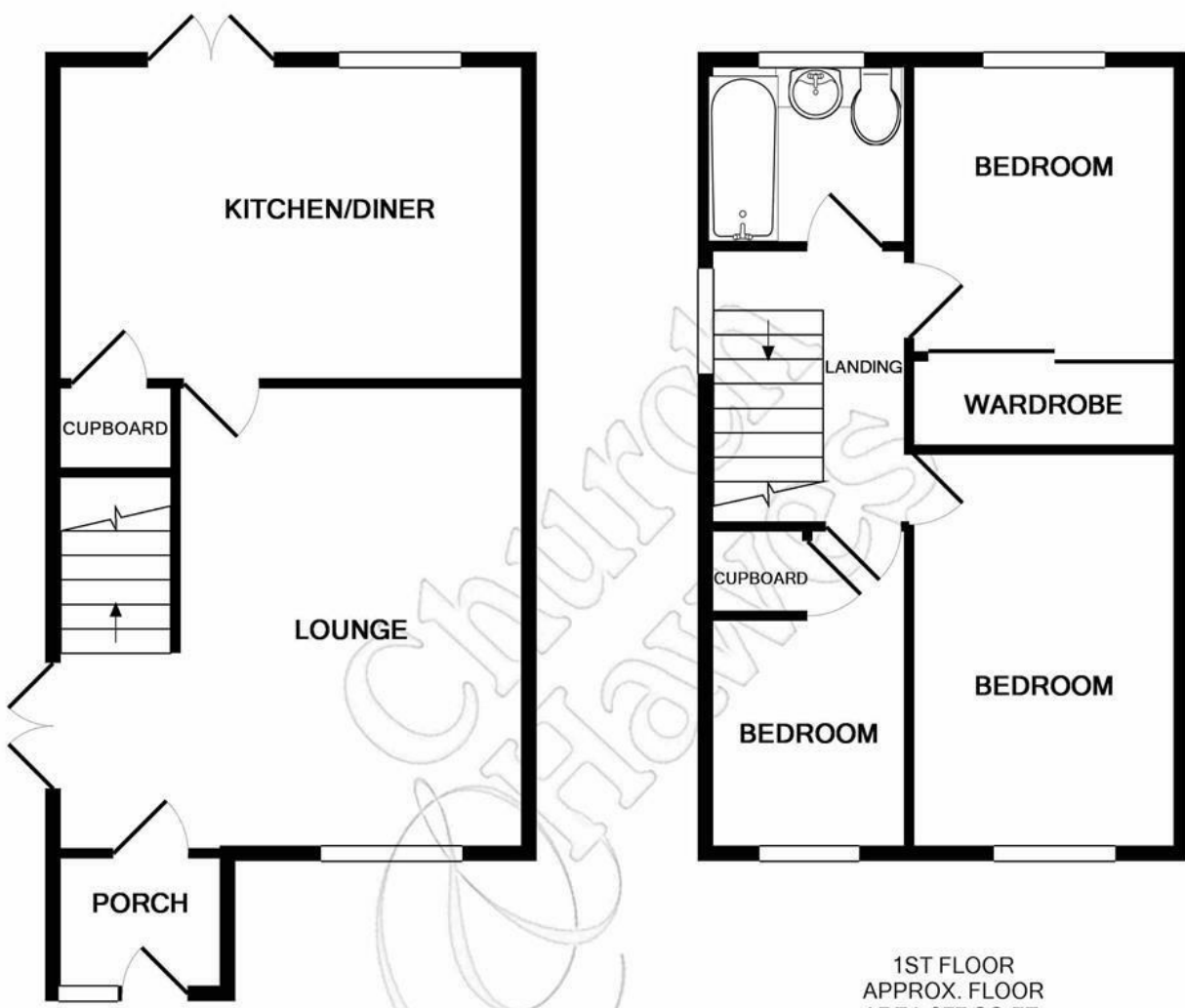
Mainly laid to lawn with pathway to walkway.

**Agents Note**

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 him/herself 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.

**Agents Notes**

Property also offers potential to extend to the side subject to planning permission. Proposed floorplan is attached or can be supplied on request.



GROUND FLOOR  
 APPROX. FLOOR  
 AREA 402 SQ.FT.  
 (37.3 SQ.M.)

1ST FLOOR  
 APPROX. FLOOR  
 AREA 377 SQ.FT.  
 (35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 779 SQ.FT. (72.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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