



39 Heywood Way, Heybridge, Essex CM9 4BH

Price £270,000

A THREE BEDROOM SEMI DETACHED HOME offering well proportioned rooms throughout. The Ground Floor of this home incorporates an Entrance Hall which provides access to the Kitchen and dual aspect Lounge/Diner. The First Floor is made up of the Three Bedrooms and Bathroom. Externally, the property offers Ample Driveway Parking which leads to the Garage. There is also a private Rear Garden with a range of planting borders. Viewing this home is considered essential in order to appreciate it's potential. Energy Efficiency Rating: D.



Bedroom 10'3 x 9'7 (3.12m x 2.92m)

Double glazed window to rear, fitted wardrobe, radiator.

Bedroom 14'2 9'3 (4.32m 2.82m)

Double glazed window to front, two fitted wardrobes, radiator.

Bedroom 8'7 x 7'6 (2.62m x 2.29m)

Double glazed window to front, radiator.

Bathroom 6'8 x 5'4 (2.03m x 1.63m)

Obscure double glazed window to rear, radiator, low level w.c., wash hand basin with cupboard below, panelled bath with electric shower above, wood effect flooring.

Landing

Double glazed window to side, access to loft and airing cupboard, stairs down to:

Entrance Hall

Obscure glazed window to front, radiator, under stairs cupboard, door to Lounge/Diner and:

Kitchen 9'6 x 9'4 (2.90m x 2.84m)

Obscure double glazed door to side, range of matching units, space for cooker, space and plumbing for washing machine, space for further under counter appliance, part tiled to walls, full length under stairs cupboard.

Lounge/Diner 26'6 narrowing to 13'5 x 11'8 narrowing to 8'8 (8.08m narrowing to 4.09m x 3.56m narrowing to 2.64)

Double glazed window to front, double glazed door to rear garden two radiators, feature fireplace.

Rear Garden

Mainly laid to lawn, timber gate to Driveway, timber shed and summer house, paved seating area to the rear.

Frontage

Lawned area to front with low level hedge to front boundary pathway to Entrance.

Garage and Parking

Ample Parking on the Driveway leading to Garage with up and over door to front.

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.

