



51 Heywood Way, Heybridge , Essex CM9 4BH  
Offers in excess of £300,000

**Church & Hawes**  
Est. 1977  
Estate Agents, Valuers, Letting & Management Agents



ESTABLISHED THREE BEDROOM END OF TERRACE HOME situated within a popular residential location. Internally accommodation comprises a generous lounge/dining room, kitchen plus the addition of a conservatory to the rear overlooking the pleasant rear garden. To the first floor are the aforementioned three bedrooms plus family bathroom. Externally there is a GARAGE located within a block plus to the front is a residents parking area. Energy Efficiency Rating D. Council tax Band C.

**Bedroom 1 11'8" x 9'4" (3.56 x 2.84)**  
PVCu double glazed window to front, radiator, coved to ceiling, fitted wardrobe, telephone point.

**Bedroom 2 12'0" max into wardrobe x 9'8" (3.66 max into wardrobe x 2.95)**  
PVCu double glazed window to rear, radiator, coved to ceiling, fitted wardrobe.

**Bedroom 3 8'7" x 7'8" max (2.62 x 2.34 max)**  
PVCu double window to front, radiator, wood effect flooring, over stairs storage cupboard, telephone point.

**Bathroom**  
Obscure double glazed window to rear, ladder towel rail, white suite comprising low level WC, wash hand basin, panelled bath with mixer tap and wall mounted shower unit above, tiled to bath area, inset lighting to ceiling.

**Landing**  
Access to airing cupboard, stairs down to:

**Entrance Porch**  
PVCu double doors to front, part obscure glazed wooden entrance door to Hall.

**Entrance Hall**  
Wood effect flooring, dado rail, under stairs storage cupboard, radiator, door to Kitchen, glazed door to Lounge/Diner and door to:

**Lounge/Diner 23'3 x 11'9 (7.09m x 3.58m)**  
Double glazed window to front, French doors to rear leading to garden, two radiators, coved to ceiling, feature fireplace.

**Kitchen 9'11" x 9'2" (3.02 x 2.79)**  
Double glazed window to rear, obscure double glazed door to rear, integrated fridge freezer, low level double oven, four ring hob and

extractor over, stainless steel sink drainer unit with mixer tap, integrated slimline dishwasher and space for washing machine. Tiled to walls and floor, cupboard housing wall mounted boiler.

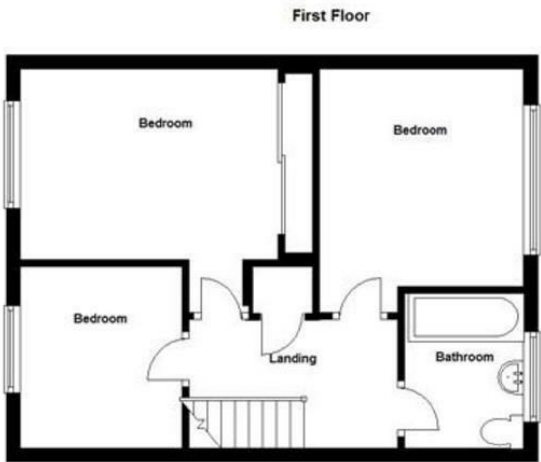
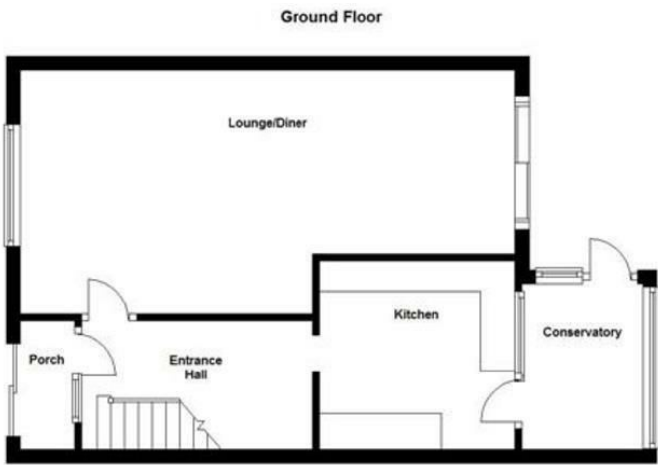
**Conservatory 7'11" x 5'11" (2.41 x 1.80)**  
Polycarbonate ceiling, double glazed windows to side and rear, double glazed door to side, tiled floor.

**Rear Garden**  
Patio area, fenced to boundaries, artificial lawn, timber storage shed.

**Garage**  
(located in block) Up and over door.

**Agents Note**  
Please note the property currently has a tenant in situ. The tenancy agreement will become a periodic tenancy from the 26th November 2023.

**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.



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