



27 Goldhanger Road, Heybridge , CM9 4QR
Price £400,000

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

WITH A PLOT MEASURING IN EXCESS OF 200'! MOVE STRAIGHT IN AND IMPROVE THIS ESTABLISHED HOME OFFERS FIRST FLOOR ACCOMMODATION COMPRISING FOUR BEDROOMS AND A FAMILY BATHROOM. The extensive Ground Floor incorporates a Shower Room to the front of the property and Three Reception Areas (currently semi open plan) in the form of a Living Room, Dining Room and Breakfast Area/Study. The Kitchen features a range of units and an upgraded gas fired boiler. To the rear of the property there is a Lean to/Conservatory overlooking the Garden. Externally, the property affords ample Driveway Parking to the front and an established Rear Garden (approaching 150'). This home also has a Solar Panel installed to aid with the supply of hot water. and well located for Local amenities including shops and schools. You are minutes away from delightful country and waterside walks. Offered with No Onward Chain this property which is a generous Family Home with potential to improve simply must be viewed. Energy Efficiency Rating E.

Bedroom 11'11 x 10'3 (3.63m x 3.12m)
Double glazed windows to front and rear, radiator.

Bedroom 8'5 x 7'1 (2.57m x 2.16m)
Double glazed window to rear, radiator, access to airing cupboard.

Bedroom 11'0 x 8'4 (3.35m x 2.54m)
Double glazed window to rear, radiator, coved to ceiling.

Bedroom 8'4 x 6'11 (2.54m x 2.11m)
Double glazed window to side, radiator.

Bathroom 8'3 x 7'10 (2.51m x 2.39m)
Obscure double glazed window to front, spa bath, pedestal wash hand basin, low level w.c., tiled floor.

Landing 13'6 x 2'10 (4.11m x 0.86m)
Double glazed window to front, access to loft with ladder and solar control, stairs down to:

Entrance Hall 10' x 3'7 (3.05m x 1.09m)
Part glazed entrance door to front, radiator, storage cupboard, access to further accommodation including:

Shower Room 4'7 x 3'4 plus shower cubicle (1.40m x 1.02m plus shower cubicle)
Obscure double glazed window to front, shower unit, low level w.c., corner wash hand basin.

Living Room 12'7 x 11'11 (3.84m x 3.63m)
Window to rear, exposed painted floor boards, radiator, feature fireplace, open plan to Kitchen and Dining Area.

Breakfast/Study Area
Window to front, radiator, wood effect flooring, open to:

Kitchen
Window to front, refitted wall mounted gas boiler, range of matching units, chest level oven, sink drainer unit set into work surface, gas hob, access to:

Dining Area 10'11 x 8'6 (3.33m x 2.59m)
Door to side into Utility space, door into Lean to/Conservatory, radiator.

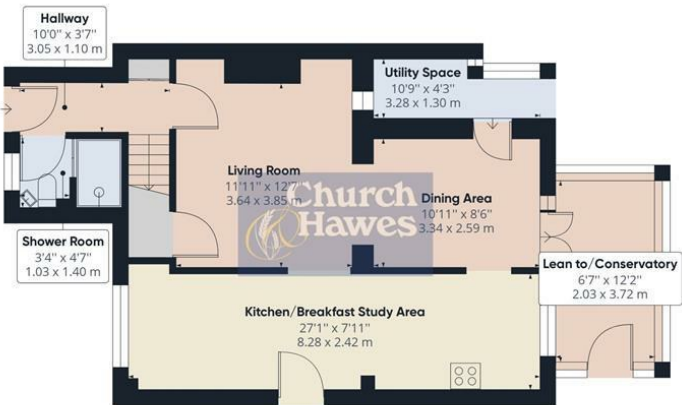
Lean to/Conservatory 12'2 x 6'7 (3.71m x 2.01m)
Windows to sides and rear, glazed door to side.

Utility Space 10'9 x 4'3 (3.28m x 1.30m)
Space and plumbing for washing machine, open to:

Rear Garden approaching 150' (approaching 45.72m)
Commences with seating area, timber dog kennel and shed, range of established trees pathway to rear, green house and further shed, access to front via gate.

Frontage
Access to rear via side gate, pathway to entrance, driveway parking for several vehicles.

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.



Approximate total area⁽¹⁾
1194.53 ft²
110.98 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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