



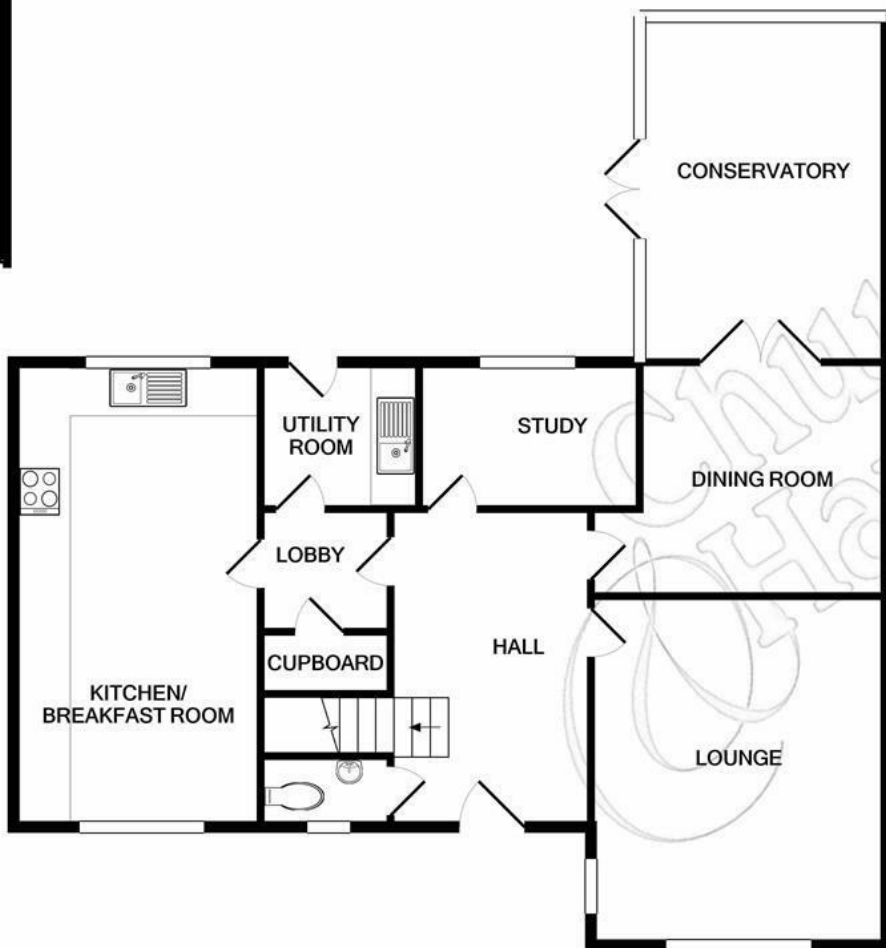
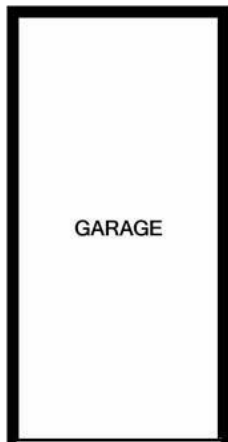
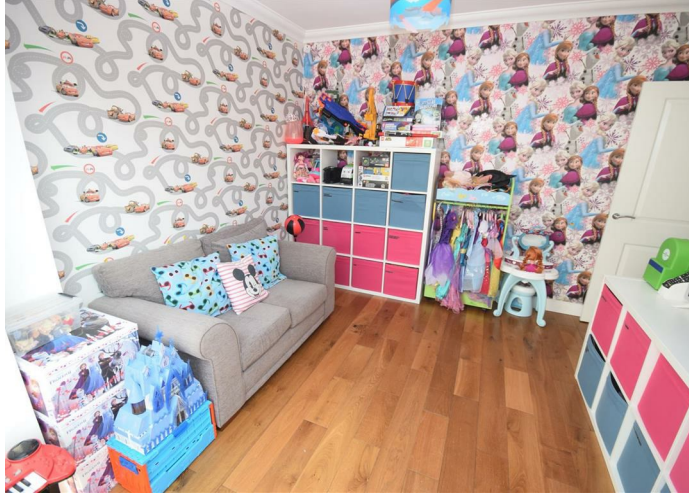
4 Rennie Walk, Heybridge , CM9 4QH
Price £550,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

AN IMPOSING FOUR BEDROOM DETACHED HOME LOCATED ON THE APTLY NAMED "LAKES" DEVELOPMENT. This well proportioned home features EN-SUITE to the Master Bedroom and Four Piece FAMILY BATHROOM. The substantial and extremely versatile Ground Floor incorporates reception rooms in the form of a Dual Aspect Lounge, Study and Dining/Playroom which opens onto the Conservatory. The remainder of the Ground Floor is made up of a Cloakroom, Entrance Hall and Kitchen/Breakfast Room with adjoining Utility Room. Externally, the property benefits from an enclosed Rear Garden. Compared to other homes on this development this home offers an exceptional amount of PARKING both on the DRIVEWAY and in the GARAGE (which also features a Type 2 Charger).



GROUND FLOOR



1ST FLOOR

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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Bedroom 15'1 x 12'2 (4.60m x 3.71m)

Double glazed window to front, radiator, fitted wardrobes with sliding doors, coved to ceiling, door to:

Ensuite 9'1 x 5'3 (2.77m x 1.60m)

Obscure double glazed window, wash hand basin with mixer tap, low level w.c., tiled shower unit, heated towel rail.

Bedroom 11'6 x 10'8 (3.51m x 3.25m)

Double glazed window to rear, radiator, fitted wardrobe, coved to ceiling.

Bedroom 11'6 x 10' max (3.51m x 3.05m max)

Double glazed window to rear, radiator.

Bedroom 7'5 x 7'4 (2.26m x 2.24m)

Double glazed window to rear, radiator, coved to ceiling.

Bathroom 10'9 max x 6'1 plus shower cubicle (3.28m max x 1.85m plus shower cubicle)

Obscure double glazed window to front, heated towel rail, low level w.c., wash hand basin with mixer tap, dully tiled shower, panelled bath with shower/mixer tap.

Landing

Two double glazed windows to front, radiator coved to ceiling, access to loft, stairs down to:

Entrance Hall

Part obscure double glazed door to front, wood flooring, coved to ceiling, access to further accommodation including:

Cloakroom 5'1 x 3'5 (1.55m x 1.04m)

Obscure double glazed window to front, radiator, low level w.c., wash hand basin with mixer tap, coved to ceiling.

Lounge 15'2 x 12'2 (4.62m x 3.71m)

Double glazed windows to front and side, radiator, coved to ceiling, television point.

Dining Room 10'3 x 9'5 (3.12m x 2.87m)

Wood flooring, coved to ceiling, double glazed double doors to:

Conservatory 14'0 x 9'4 (4.27m x 2.84m)

Double glazed double glazed windows to side and rear, double glazed double doors to side, double glazed pitched ceiling.

Study 7'4 x 5'7 (2.24m x 1.70m)

Obscure double glazed window to rear, radiator, coved to ceiling.

Kitchen/Breakfast Room 19' x 10' (5.79m x 3.05m)

Double glazed windows to front and rear, Smeg double oven, Smeg five ring gas hob and extractor, integrated Fridge/Freezer, integrated dishwasher, range of matching units, 1 1/2 bowl stainless steel sink drainer unit with mixer tap, tiled floor, Double storage cupboard, door to:

Utility Room 6'4 x 5'7 (1.93m x 1.70m)

Part glazed door to rear, space and plumbing for washing machine and further under counter appliance, concealed wall mounted gas boiler, stainless steel sink drainer unit with mixer tap, tiled floor.

Rear Garden

Commences with paved patio area, pathway extending to timber side gate accessing frontage and driveway, mainly laid to lawn with a range of planting areas, timber storage shed.

Garage

Type 2 electric charger, up and over door to front.

Frontage and Parking

Front boundary defined by metal fencing, substantial block paved driveway providing ample parking for several vehicles, shingle lined parking area, pathway to Entrance Door.

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.

