



Crescent Road, Heybridge, CM9 4SJ  
Price £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

WITH ORIGINS BELIEVED DATING BACK TO CIRCA 1913 IS THIS CHARACTER THREE BEDROOM SEMI DETACHED HOME situated within a popular location. Externally the property boasts an IMPRESSIVE OVERALL PLOT DEPTH OF APPROX 217' incorporating two workshops. Internally accommodation comprises of three first floor bedrooms with en-suite w.c to the principal bedroom. To the ground floor are TWO RECEPTION ROOMS plus kitchen and bathroom. Early internal viewing comes highly advised, Energy Efficiency Rating E. Council Tax Band C.



**Bedroom 1 12' x 10'5 (3.66m x 3.18m)**

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

**En-Suite/W.C**

Low level w.c, wash hand basin with mixer tap.

**Bedroom 2 9'10 x 9' (3.00m x 2.74m)**

Double glazed window to rear, radiator, coved to ceiling, fitted wardrobes, telephone point.

**Bedroom 3 9'7 x 7'9 (2.92m x 2.36m)**

Double glazed window to rear, radiator.

**Landing**

Access to loft space, stairs leading down to:

**Hallway**

Entrance door, doors to lounge & dining room

**Lounge 11'11 x 11'11 (3.63m x 3.63m)**

Double glazed window to front & side, radiator, coved to ceiling, wall mounted gas fire.

**Dining Room 12' x 11'10 (3.66m x 3.61m)**

Double glazed window to rear & side, radiator, coved to ceiling, two radiators, under stairs storage cupboard.

**Kitchen 9'10 x 7'9 (3.00m x 2.36m)**

Double glazed window to side, door to side to garden, sink unit with mixer tap, tiled to walls, space for washing machine, space for under counter fridge, induction hob, built in oven, wall mounted boiler.

**Bathroom**

Obscure double glazed window to rear, airing cupboard, wash hand basin, panelled bath with wall mounted shower unit.

**W.C**

Obscure glazed window to rear, low level w.c, tiled floor.

**Rear Garden approx 161' depth (approx 49.07m depth)**

Approx 7' (2.1m) side access width to front along the side of the property, outside tap, timber storage shed, greenhouse, lawned garden with pathway leading to rear, flower and shrub beds, workshop measuring approx 16'8 x 7'6 with power & light connected and sink unit.

**Garage/Workshop approx 16'9 depth x 8'4 width (approx 5.11m depth x 2.54m width)**

Located to the rear of the garden. Double doors to front. Not accessible by car.

**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.



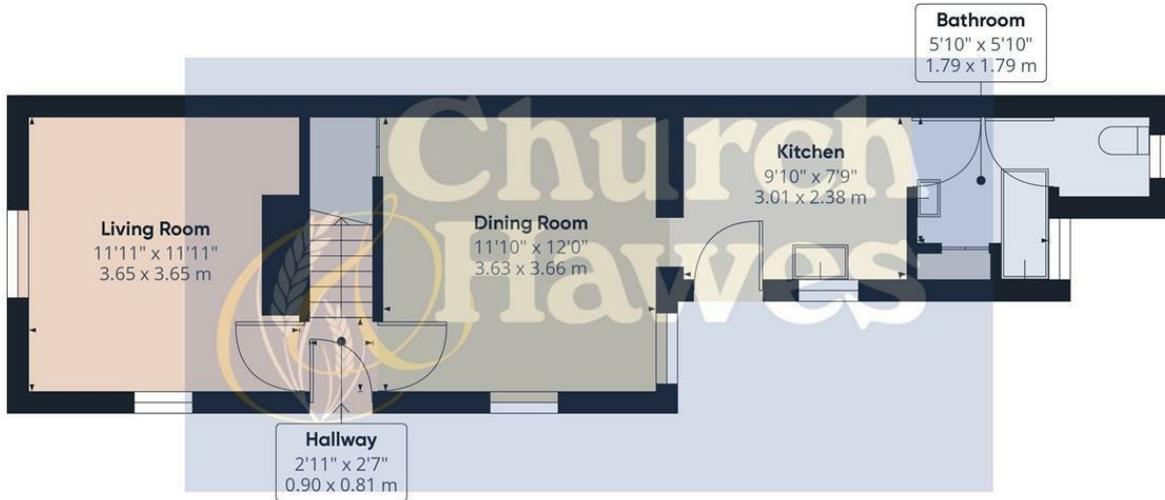
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Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
823.21 ft<sup>2</sup>  
76.48 m<sup>2</sup>

(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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