



6 Hadrians Way, Heybridge , Essex CM9 4QN  
Price £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A GENEROUS AND EXTREMELY WELL PRESENTED Three Bedroom Home located on the ever popular "Blackwater Park Development". Bedroom 1 benefits from an En-Suite with the remaining bedrooms being serviced by the Family Bathroom. The Ground Floor includes a Cloakroom with the remaining accommodation including a re-fitted Kitchen and adjoining Conservatory overlooking the westerly facing Rear Garden. The Garden itself features a paved seating area and Timber Shed with the majority being laid to lawn. To the front there is a generous private Driveway which comfortably accommodates two cars with a pathway leading to the Entrance. The property is accessible to a substantial collection of local amenities and internal viewing is considered essential to appreciate what this fabulous home has to offer. Energy Efficiency Rating: C.

**Bedroom 11'8 x 10'3 (3.56m x 3.12m)**

Double glazed window to front, radiator, double wardrobe, coved to ceiling and door to:

**En-Suite**

Obscure double glazed window to front, corner shower unit, low level w.c., wash hand basin with vanity unit and tiled splash backs, coved to ceiling, radiator.

**Bedroom 10'8 x 8'1 (3.25m x 2.46m)**

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

**Bedroom 8'9 x 5'6 (2.67m x 1.68m)**

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

**Bathroom 7'4 x 5'5 (2.24m x 1.65m)**

Obscure double glazed window to side, low level w.c., panelled bath with shower mixer tap, wash hand basin with vanity unit, mixer tap and tiled splash backs, part tiled to walls.

**Landing**

Access to loft, coved to ceiling, stairs down to:

**Entrance Hall**

Part obscure double glazed entrance door to front, radiator, doors to further accommodation including:

**Cloakroom**

Obscure double glazed window to front, low level w.c., wash hand basin with mixer tap and vanity unit, wood effect flooring.

**Kitchen 10'6 x 7'5 (3.20m x 2.26m)**

Double glazed window to front, sink drainer unit with mixer tap set into work surface, range of matching units, integrated Fridge/Freezer, low level double oven, four ring gas hob with extractor, integrated washing machine, hidden gas boiler, tiled splash backs, wood effect flooring.

**Sitting Room 16'6 max x 13'9 max (5.03m max x 4.19m max)**

Double glazed window to rear, double glazed sliding door to Conservatory, radiator, feature fireplace, full length storage cupboard, coved to ceiling.

**Conservatory 14'4 x 11'5 (4.37m x 3.48m)**

Double glazed windows to sides and rear, polycarbonate ceiling, tiled floor, fanlight, double glazed double doors to rear.

**Westerly Facing Rear Garden**

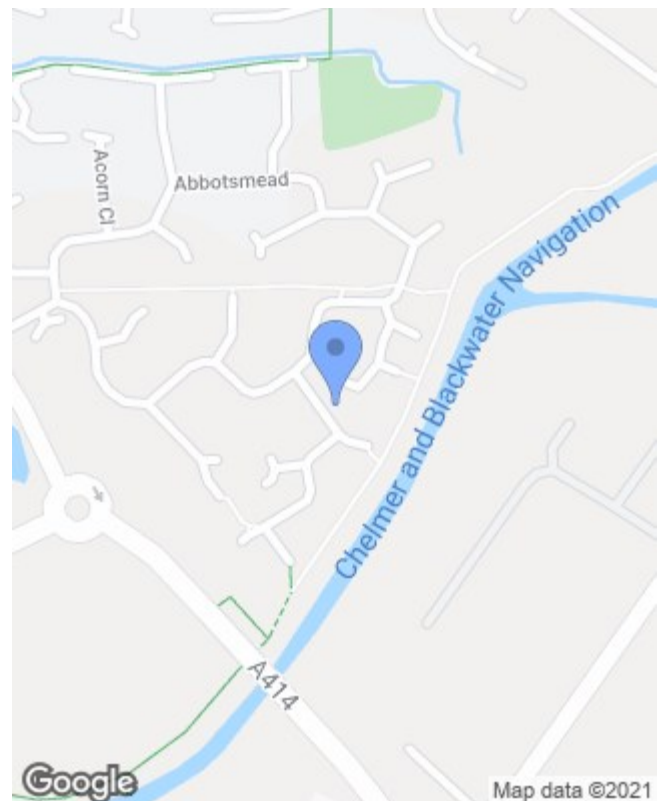
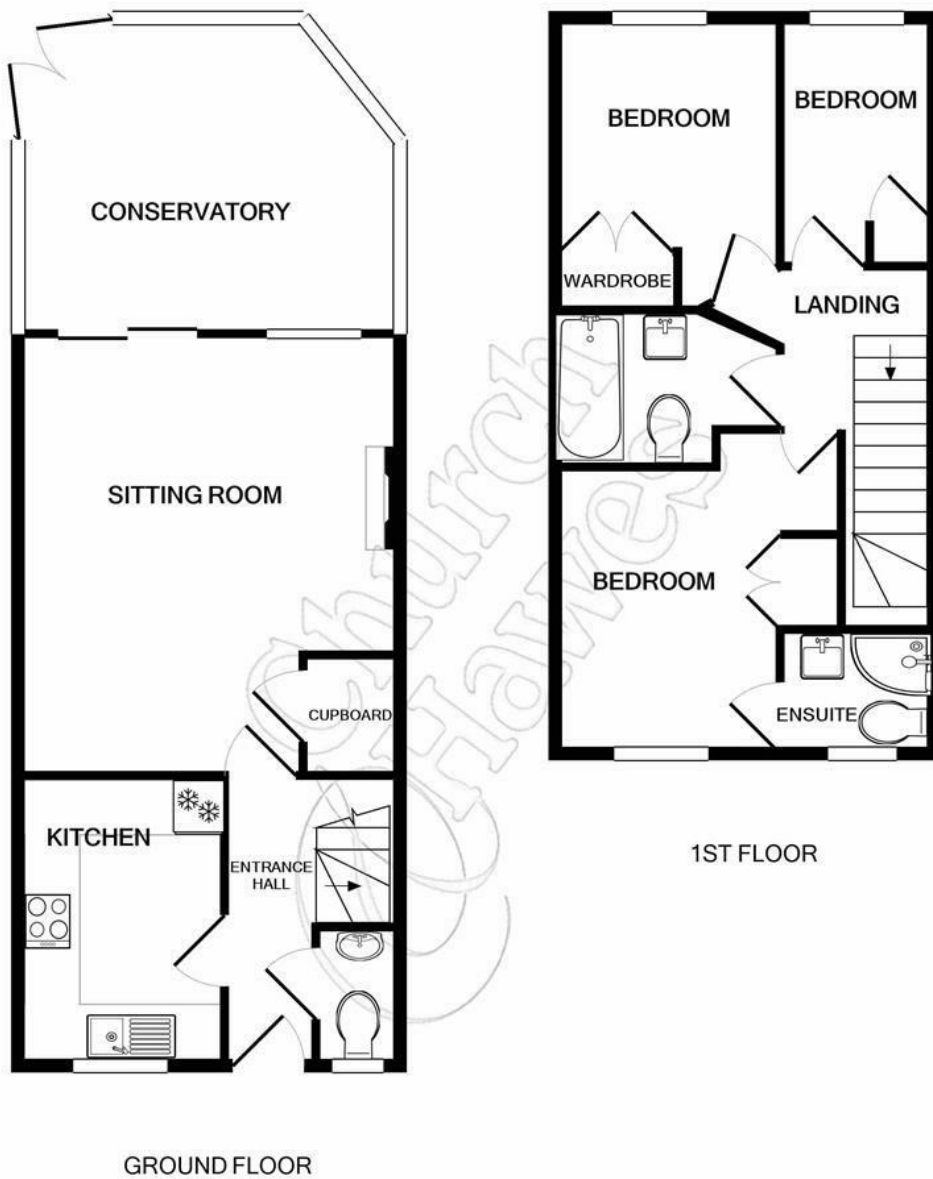
Paved seating area, gate to frontage, mainly laid to lawn shingle area to one side, timber shed to rear, range of planting areas, fenced to boundaries.

**Frontage**

Off road Parking on the private Driveway, paved 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.



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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