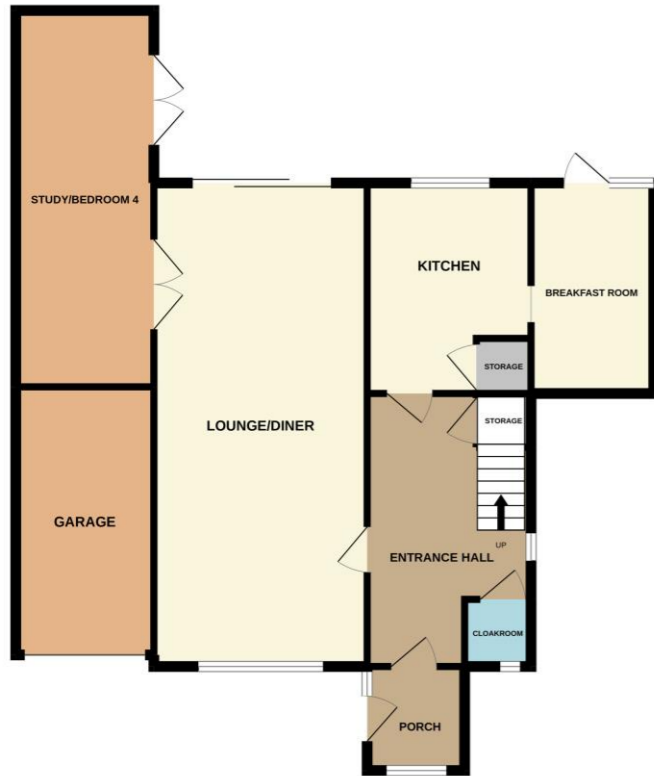


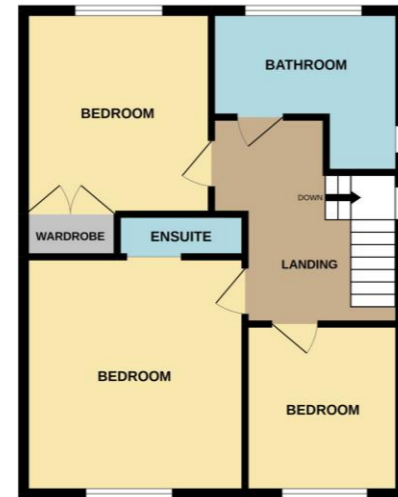


Ardent estates

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) A			
(81-91) B			
(69-80) C			79
(55-68) D	68		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



8 Crescent Road, Heybridge, Maldon, CM9 4SJ

Well presented extended 3/4 bedroom detached home situated in the much sought after Crescent Road offering ample parking and garage and a well tended rear garden with SUMMER HOUSE/OFFICE and a brick built shed.

Price £485,000 Freehold

16a High Street, Maldon,
Essex CM9 5PJ
info@ardentestates.co.uk

www.ardentestates.co.uk
TEL: 01621 851014



Front
shingled driveway with parking for several vehicles leading to garage

Garage
15'3" (4.65m) x 7'1" (2.16m)
up and over door

Rear Garden
patio area, decking area, lawn area, shingled borders, raised flower beds, covered side access with storage

Summerhouse/Office
10'4" (3.15m) x 9'5" (2.87m)
double doors, window and door to side, power and light,

Brick built Shed
15'2" (4.62m) x 8'7" (2.62m)
power and light, door to side

Please note we have not tested any apparatus, fixtures, fittings, or

services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 3/4 Bedrooms
- En Suite
- Extended
- Garage and Ample Parking
- Study/Bedroom 4
- Summer House/Office
- Cloakroom
- Sought After Location

Well presented extended 3/4 bedroom detached home situated in the much sought after Crescent Road offering ample parking and GARAGE and a well tended rear garden with SUMMER HOUSE/OFFICE and a brick built shed. The accommodation comprises with 3 1st floor bedrooms with an en suite to master, bathroom w/c, cloakroom, ground floor study/bedroom 4, lounge/diner, kitchen and breakfast room. Local amenities are within easy access.

Bedroom 1
13'0" (3.96m) x 9'4" (2.84m)
window to front, radiator, fitted wardrobe and dressing table

Ensuite
shower, sink unit

Bedroom 2
11'4" (3.45m) x 10'4" (3.15m)
window to rear, radiator, built in double wardrobe

Bedroom 3
9'4" (2.84m) x 7'5" (2.26m)
window to front, radiator

Bathroom/Wc
windows to rear and side, bath with shower attachment, w/c, sink unit with vanity surrounds and cupboard below, radiator

Landing
window to side, access to boarded loft with power, stairs to ground floor

Porch
Entrance, window to front, radiator, under floor heating, seating with storage under

Entrance Hall
15'0" (4.57m) x 7'7" (2.31m)
window to side, radiator, under stairs cupboard, under floor heating

Cloakroom
window to front, radiator, w/.c, sink unit

Lounge/Diner
27'1" (8.26m) x 11'9" (3.58m)
bow windows to front, 2 radiators, feature fireplace, multi fuel burner, sliding doors to garden, double doors to study/bedroom 4

Study/Bedroom 4
20'8" (6.3m) x 7'11" (2.41m)
double doors to exterior, 2 radiators.

Kitchen
9'4" (2.84m) x 8'5" (2.57m)
window to rear, sink unit, range of base and wall units, work surfaces, radiator, pantry/storage cupboard with plumbing washing machine, dishwasher, range master oven and extractor fan, arch way to breakfast room

Breakfast Room
11'6" (3.51m) x 6'9" (2.06m)
window to rear, door to rear garden, range of base and wall units, work surfaces, radiator

