

CURTIS O'BOYLE

Sales & Lettings



Harvest Way, Heybridge, Maldon

CM9 4PS



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£525,000

Situated on the popular modern development of Eagles Reach a short walk from the Blackwater Canal and convenient for nearby Tesco store a five bedroom detached house with loft conversion. Private mews position with ample driveway parking and double length garage. Accommodation includes a lounge, fitted kitchen, dining area, double glazed conservatory and WC to ground floor. Three bedrooms, two ensuites and family bathroom to first floor and two bedroom to second floor.

ENTRANCE HALL Obscure double glazed entrance door, radiator, textured and coved ceiling, stairs to first floor, wood effect laminated flooring, understairs cupboard.

WC Obscure double glazed window to rear aspect, radiator, textured ceiling, wood effect laminated flooring, close coupled WC, vanity wash hand basin, tiled splashbacks.

LOUNGE 19' 7" x 11' 5" (5.97m x 3.48m) Double glazed window to front aspect, textured and coved ceiling, two radiators, wood effect laminated flooring, feature fireplace with log burner, double glazed sliding patio door to conservatory.

CONSERVATORY 12' 4" x 11' 2" (3.76m x 3.4m) Double glazed to three aspects, double glazed French doors to rear garden, tiled floor, ceiling fan.

KITCHEN/BREAKFAST ROOM 13' 6" x 12' 9" (4.11m x 3.89m) Double glazed window to rear aspect, double glazed door to conservatory, fitted base and wall units, one and a quarter bowl sink unit with mixer tap inset into work tops, space for dishwasher and washing machine, cooker hood, tiled splashbacks, island unit, wood effect laminated flooring, open plan to dining area.

DINING AREA 12' 5" x 9' 6" (3.78m x 2.9m) Double glazed window to front aspect, textured and coved ceiling, radiator, wood effect laminated flooring.

FIRST FLOOR LANDING Double glazed window to rear aspect, airing cupboard, radiator, stairs to second floor, understairs cupboard.

BEDROOM ONE 13' 9" x 9' 1" (4.19m x 2.77m) Double glazed window to front aspect, radiator, smooth ceiling with inset downlighters, fitted wardrobes with matching door to ensuite.

ENSUITE 5' 5" x 5' 5" (1.65m x 1.65m) Obscure double glazed window to rear aspect, smooth ceiling with inset downlighters, tiled walls and floor, shower cubicle, vanity wash hand basin, close coupled WC, electric shaver point.

BEDROOM TWO 8' 10" x 8' 5" (2.69m x 2.57m) plus recess. Double glazed window to front aspect, radiator, textured ceiling, built in wardrobe, door to ensuite.

ENSUITE 6' 1" x 5' 5" (1.85m x 1.65m) max. Textured ceiling, tiled shower cubicle, pedestal wash hand basin, close coupled WC, radiator, electric shaver point.

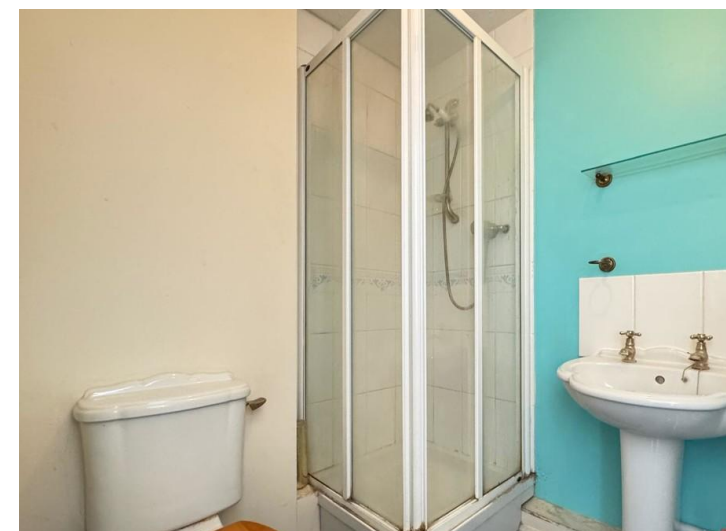
BEDROOM THREE 8' 8" x 8' 5" (2.64m x 2.57m) Double glazed window to rear aspect, radiator, textured ceiling built in wardrobe.

BATHROOM 6' 2" x 5' 6" (1.88m x 1.68m) plus recess. Obscure double glazed window to rear aspect, tiled walls and floor, panelled bath with mixer tap and shower attachment, vanity wash hand basin, close coupled WC, electric shaver point.

SECOND FLOOR LANDING Double glazed skylight window to rear aspect, built in cupboard.

BEDROOM FOUR 10' 5" x 10' 3" (3.18m x 3.12m) Double glazed skylight window to front aspect, radiator, smooth ceiling with inset downlighter.

BEDROOM FIVE 10' 3" x 9' 11" (3.12m x 3.02m) Double glazed skylight window to front aspect, radiator, smooth ceiling with inset downlighters.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
1039 sq.ft. (96.6 sq.m.) approx.

1ST FLOOR
529 sq.ft. (49.1 sq.m.) approx.

2ND FLOOR
248 sq.ft. (23.0 sq.m.) approx.



TOTAL FLOOR AREA: 1816 sq.ft. (168.7 sq.m.) approx.

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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FRONT Paved driveway for several cars.

GARAGE 31' 8" x 8' 6" (9.65m x 2.59m) Electric roll up door, loft space, power and light, double glazed door to rear garden.

REAR GARDEN Paved patio area, decking, laid to lawn, panelled fencing, gated side access.

AWATING ENERGY PERFORMANCE
CERTIFICATE

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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