



**Crescent Road, Heybridge MALDON CM9 4SN**



**Welcome to**

**Crescent Road, Heybridge MALDON**

GUIDE PRICE 550-575K

Occupying a GENEROUS AND ENVIABLE PLOT in the SOUGHT AFTER CRESCENT ROAD, with 40 ft frontage and 65 FT GARDEN, is this spacious modern family home boasting OVER 1600 SQ FT OF ACCOMMODATION including a stunning full width conservatory and boasting a DOUBLE LENGTH GARAGE.



## Entrance

Part glazed door to:-

## Entrance Hall

Double glazed UPVC windows to front, stairs rising to first floor, door to garage, radiator, doors to:-

## Cloakroom

Double glazed UPVC window to front, white suite comprising of WC and vanity basin, part tiled walls, radiator.

## Lounge Dining Room

25' 9" x 11' 11" max ( 7.85m x 3.63m max )

Double glazed UPVC window and French doors to rear opening to the conservatory, radiators, door to:-

## Kitchen

13' 10" x 9' 5" Max ( 4.22m x 2.87m Max )

Double glazed UPVC window to front and door to side passage, modern fitted kitchen comprising of sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in double oven with gas hob and extractor over, integrated fridge, freezer and dishwasher, door returning to entrance hall.

## Conservatory

25' 1" x 11' 5" Max ( 7.65m x 3.48m Max )

Impressive full width conservatory of dwarf brick wall and UPVC double glazed construction with French doors onto the garden radiators.

## Landing

Double glazed UPVC window to side, loft access, radiator, doors to:-

## Bedroom One

11' 11" x 9' 11" ( 3.63m x 3.02m )

Double glazed UPVC window to rear overlooking the garden, radiator.

## Bedroom Two

9' 11" x 9' 5" ( 3.02m x 2.87m )

Double glazed UPVC window to front, built in cupboard, radiator.

## Bedroom Three

9' 11" Recess x 8' 3" ( 3.02m Recess x 2.51m )

Double glazed UPVC window to rear overlooking the garden, built in wardrobe, further built in double cupboard, radiator.

## Bedroom Four

8' 10" x 6' 11" ( 2.69m x 2.11m )

Double glazed UPVC window to rear overlooking the garden, built in cupboard, radiator.

## Bathroom

Double glazed UPVC window to front, modern white suite comprising of panel bath, separate shower, WC and vanity basin, fully tiled walls, chrome heated towel rail.

## Front

Generous lawned frontage retained by low hedge with mature shrubs. Driveway providing off road parking for several vehicles leading to the garage. Double gate to side leading to:-

## Rear Garden

West facing and extending to approximately 65 ft, enclosed by panel fence and predominantly laid to lawn with mature flower and shrub borders and patio seating area.

## Shed

15' 8" x 17' 7" ( 4.78m x 5.36m )

Timber construction, fully lined and insulated, power and light connected.

## Garage

Double length garage with up and over door, power, light and double glazed UPVC door to rear opening to the garden, wall mounted Vaillant gas boiler, space & plumbing for washing machine and tumble dryer.

## First Floor

## Outside



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## **Crescent Road, Heybridge MALDON**

- Four Bedrooms
- Spacious Lounge Dining Room
- Impressive Conservatory
- Double Length Garage
- Generous Plot In Sought After Location

Tenure: Freehold EPC Rating: D

Guide price

**£550,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN102944 - 0004

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