



Chestnut Avenue, Heybridge MALDON CM9 4BA

welcome to

Chestnut Avenue, Heybridge MALDON

This EXCEPTIONAL FOUR BEDROOM HOME has been RENOVATED AND REMODELED by the current owners to a HIGH STANDARD THROUGHOUT, and boasts STYLISH OPEN PLAN LIVING, a SOUTH FACING GARDEN and SECURE OFF ROAD PARKING TO REAR.



Entrance

Contemporary part glazed door to:-

Entrance Hall

Double glazed UPVC window to front, screened utility/storage area, door to:-

Inner Hall

12' 10" x 8' 5" Max (3.91m x 2.57m Max)
Double glazed UPVC window to side, spiral staircase rising to first floor, doors to lounge and shower room, radiator, open to:-

Dining Area

20' 5" x 8' 9" (6.22m x 2.67m)
Double glazed UPVC window to side and patio doors opening to the garden, radiators, open to:-

Kitchen

10' 10" x 7' 9" (3.30m x 2.36m)
Double glazed UPVC windows to side and rear, fitted kitchen comprising of two and half bowl sink set in roll top surfaces with tiled splashbacks and a range of eye and base level cupboards, space for appliances.

Lounge

14' 6" x 11' 7" Max (4.42m x 3.53m Max)
Double glazed UPVC window to front, radiator.

Shower Room

5' 7" x 4' 11" (1.70m x 1.50m)
Double glazed UPVC window to side, contemporary suite comprising of a corner shower, low level WC and pedestal basin, fully tiled walls, radiator.

First Floor

Landing

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

Bedroom One

13' 6" x 10' 4" Recess (4.11m x 3.15m Recess)
Double glazed UPVC window to side, built in cupboard, radiator.

Bedroom Two

10' 8" x 10' Recess (3.25m x 3.05m Recess)
Double glazed UPVC window to rear, radiator.

Bedroom Three

9' 6" x 8' 9" Max (2.90m x 2.67m Max)
Double glazed UPVC window to rear, radiator.

Bedroom Four

8' 4" x 6' 7" Recess (2.54m x 2.01m Recess)
Double glazed UPVC window to front, built in cupboard, radiator.

Bathroom

Double glazed UPVC window to front contemporary suite comprising of corner shower, low level WC and pedestal basin, fully tiled walls, radiator.

Outside

Front

Property fronts onto a walkway, with front garden enclosed by panel fence and laid to lawn with mature flowers & shrubs.

Rear Garden & Parking

Enclosed by brick wall and panel fence, with double gates giving access for off road parking on stone chip area, decked seating area, metal workshop/storage shed and timber summerhouse, both with power connected.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



view this property online williamhbrown.co.uk/Property/MLN103724



welcome to

Chestnut Avenue, Heybridge MALDON

- Four Bedrooms
- Two Reception Rooms
- Two Shower Rooms
- Exceptionally Presented Throughout
- Close To Amenities

Tenure: Freehold EPC Rating: C

offers over

£375,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MLN103724](https://www.williamhbrown.co.uk/Property/MLN103724)



Property Ref:
MLN103724 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



williamhbrown.co.uk