



Barbrook Avenue, Heybridge Maldon CM9 4DR

Welcome to

Barbrook Avenue, Heybridge Maldon

****GUIDE PRICE £475,000 - £500,000**** SPACIOUS MODERN FAMILY HOME, situated on the DESIRABLE BENTALL PLACE DEVELOPMENT within West Heybridge, boasting FOUR DOUBLE BEDROOMS as well as a STYLISH OPEN-PLAN KITCHEN LIVING SPACE, and enjoying well-proportioned garden, OVERSIZED GARAGE & OFF ROAD PARKING.



Entrance

Part glazed door to :-

Entrance Hall

Stairs rising to first floor with cupboard under, radiator, doors to :-

Cloakroom

Double glazed UPVC window to front, Roca suite comprising low level WC and wall mounted basin, radiator.

Lounge

18' 8" max x 11' 8" (5.69m max x 3.56m)
Double glazed UPVC box bay window to front, radiator.

Kitchen

14' 8" x 8' 1" (4.47m x 2.46m)
Modern fitted kitchen comprising one and a half bowl sink & drainer set in roll top surfaces with matching upstands and range of eye & base level units with built in double oven, 4 ring gas hob with extractor over, fridge, freezer and dishwasher, space for washing machine, open to :-

Family / Dining Area

12' 3" x 12' max (3.73m x 3.66m max)
Double glazed UPVC French doors with flag windows to rear overlooking the garden, radiator.

First Floor

Landing

Airing cupboard, doors to :-

Bedroom One

15' 1" x 9' 10" max (4.60m x 3.00m max)
Double glazed UPVC box bay window to front, built in wardrobes, radiator, door to :-

Ensuite

Roca suite comprising low level WC and wall mounted basin, walk-in oversized shower, part tiled walls, chrome heated towel rail.

Bedroom Two

11' 4" x 9' 11" (3.45m x 3.02m)
Double glazed UPVC window to rear overlooking the garden, radiator.

Bedroom Three

9' 8" x 7' 10" (2.95m x 2.39m)
Double glazed UPVC window to rear overlooking the garden, radiator.

Bedroom Four

9' 8" x 9' 4" max (2.95m x 2.84m max)
Double glazed UPVC window to front, radiator.

Bathroom

Roca suite comprising panel bath with shower over, low level WC and wall mounted basin, part tiled walls, chrome heated towel rail.

Outside

Front

Mature shrub beds, block paved driveway providing off road parking leading to the garage.

Rear Garden

Enclosed by panel fence, predominantly laid to lawn with patio and decked seating areas and mature shrub borders.

Garage

Oversized single garage with up and over door, power, light and door to garden.

Agents Note

An annual estate charge of £708 applies to this property for up-keep of communal areas within the development.



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Welcome to

Barbrook Avenue, Heybridge Maldon

- Four Double Bedrooms
- Spacious Open Plan Kitchen/Dining/Family Room
- Oversized Garage & Driveway Parking
- Desirable Bentall Place Development
- Remainder NHBC Warranty

Tenure: Freehold EPC Rating: B

Council Tax Band: F

guide price

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN103920 - 0005

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