



**Woodfield Cottages, Heybridge Maldon CM9 4BQ**

**welcome to**

## **Woodfield Cottages, Heybridge Maldon**

Located in Heybridge is this RECENTLY IMPROVED Grade II listed cottage, within reach of LOCAL SHOPS AND AMENITIES, boasting GARDEN & PARKING, ground floor bathroom and master bedroom plus space to the first floor for either a further bedroom, study or reception room. IDEAL FOR FIRST TIME BUYERS!



## Entrance

Door to :-

## Entrance Hall

Loft access, radiator, doors to :-

## Lounge

11' 6" x 9' 8" max ( 3.51m x 2.95m max )

Sash window to front, corner fireplace housing wood burner, radiator.

## Kitchen Diner

20' 1" x 8' 7" max ( 6.12m x 2.62m max )

Sash windows to front and rear. Fitted kitchen comprising one and a half bowl sink and drainer set in roll top work surfaces with range of eye level and base level units, space for appliances, wall mounted boiler, radiator, stairs leading to first floor.

## Bedroom One

11' 6" x 9' 8" ( 3.51m x 2.95m )

Window to rear, storage cupboards, radiator.

## Bathroom

Window to rear, modern white suite comprising panel bath with shower over, low level WC and pedestal basin, fully tiled walls, heated towel rail.

## First Floor

### Bedroom Two

9' 10" x 8' 2" ( 3.00m x 2.49m )

Velux window to front, storage cupboard, radiator.

## Outside

### Front

Private road, with driveway opposite property opening to :-

### Garden

Enclosed by panel fence, laid to lawn with decked seating area and further hardstanding for a shed. Further wooden shed to remain.

### Driveway

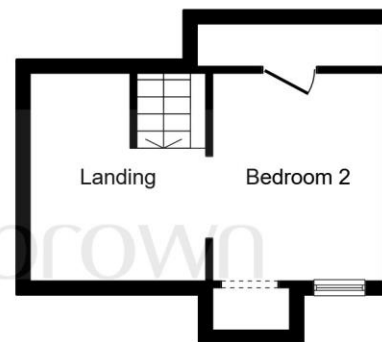
Block paved driveway providing parking for two vehicles.

### Outbuilding

Brick built utility building.



Ground Floor



First Floor

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

Powered by audioagent.com



**view this property online** [williamhbrown.co.uk/Property/MLN103854](http://williamhbrown.co.uk/Property/MLN103854)



welcome to

## Woodfield Cottages, Heybridge Maldon

- Two Bedrooms
- Grade II Listed
- Driveway for Two Cars
- Garden
- No Onward Chain

Tenure: Freehold EPC Rating: E  
Council Tax Band: B

**£250,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN103854](http://williamhbrown.co.uk/Property/MLN103854)



Property Ref:  
MLN103854 - 0002

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](mailto:Maldon@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**