



Wood Road, Heybridge Maldon CM9 4AT

welcome to

Wood Road, Heybridge Maldon

RENOVATED THROUGHOUT TO A HIGH SPECIFICATION by the current owners is this WELL PROPORTIONED three bedroom home, situated CLOSE TO SHOPS and HIGHLY REGARDED PRIMARY SCHOOL in the popular Heybridge area, with LANDSCAPED GARDEN and AMPLE OFF ROAD PARKING.



Entrance

Composite entrance door to:-

Entrance Hall

Stairs rising to first floor, door to:-

Lounge Diner

21' 3" x 13' 10" Max (6.48m x 4.22m Max)

Double glazed UPVC windows to front and rear, radiators, doors to:-

Kitchen

10' 9" x 8' 8" (3.28m x 2.64m)

Double glazed UPVC window to rear and door to side accessing the garden, vaulted ceiling, contemporary fitted kitchen comprising of one and half bowl sink and drainer set in work surfaces with range of eye and base level units with built in mid level oven, microwave, fridge, freezer and dishwasher, cupboard housing gas boiler.

Utility Room

Space for appliances, door to:-

Bathroom

Double glazed UPVC window to side, contemporary suite comprising of panel bath with shower over, low level WC and vanity basin fully tiled walls, heated towel rail.

First Floor

Landing

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

Bedroom One

12' 2" Into Wardrobes x 10' (3.71m Into Wardrobes x 3.05m)

Double glazed UPVC windows to front, fitted wardrobes with sliding doors, built in cupboard, doors to:-

Ensuite

Contemporary suite comprising of walk-in double shower, low level WC and vanity basin, fully tiled walls.

Bedroom Two

11' x 8' 11" (3.35m x 2.72m)

Double glazed UPVC window to rear, radiator.

Bedroom Three

8' 1" x 7' 6" (2.46m x 2.29m)

double glazed UPVC window to rear, radiator.

Outside

Front

Blocked paved forecourt driveway providing off road parking for several vehicles, remainder laid to lawn, gated side access to:-

Rear Garden

Enclosed by panel fence, laid to lawn with raised patio terrace featuring raised borders and decked covered area abutting the property.

Shed / Office

Timber storage shed, insulated with panel and light connected, ideal for converting into a home office if required.



view this property online williamhbrown.co.uk/Property/MLN104488



welcome to

Wood Road, Heybridge Maldon

- Modernised Throughout
- Kitchen with Vaulted Ceiling
- Bathroom & En Suite to Master
- Ample Parking
- Landscaped Rear Garden

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

£375,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104488



Property Ref:
MLN104488 - 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



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



williamhbrown.co.uk