

Heybridge Woods View, Heybridge Maldon CM9 4DN

welcome to

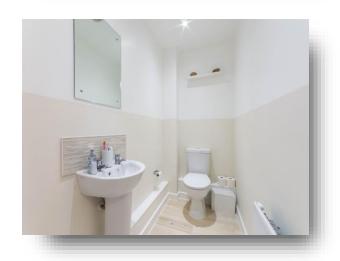
Heybridge Woods View, Heybridge Maldon

SPACIOUS TWO DOUBLE BEDROOM HOME offered on the basis of 35% SHARED OWNERSHIP, situated on the popular Sharpes Meadow development within reach of LOCAL SHOPS AND SCHOOLS, boasting GENEROUS SOUTH FACING GARDEN with HOME OFFICE as well as DRIVEWAY FOR TWO CARS.













Entrance

Part glazed door to :-

Entrance Hall

Spacious entrance hall with stairs rising to first floor, radiator, doors to :-

Cloakroom

White suite comprising low level WC and pedestal basin, radiator.

Kitchen

9' 11" x 7' 2" (3.02m x 2.18m)

Double glazed UPVC window to front, modern fitted kitchen comprising sink & drainer set in roll top surfaces with matching upstands and range of eye and base level units, built in oven with gas hob and extractor over, space for further appliances, cupboard housing combi gas boiler, radiator.

Lounge Diner

15' 3" x 13' 11" max (4.65m x 4.24m max)

Double glazed UPVC window and French doors to rear opening onto the garden, under stairs storage cupboard, radiator.

First Floor

Landing

Loft access, large built in cupboard, doors to :-

Bedroom One

14' x 12' 7" max (4.27m x 3.84m max) Double glazed UPVC windows to front, radiator.

Bedroom Two

14' x 9' 4" (4.27m x 2.84m)

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

Bathroom

7' x 6' 7" (2.13m x 2.01m)

Modern white suite comprising panel bath with shower over, low level WC and pedestal basin, part tiled walls, radiator.

Outside

Front

Laid to lawn with block paved driveway providing off road parking for several vehicles, gated side access to:-

Rear Garden

South facing, enclosed by panel fence and laid to lawn with patio seating area and flower and shrub borders, wooden shed to remain.

Summerhouse / Home Office

10' 6" x 7' 10" (3.20m x 2.39m)

Timber summerhouse with power, light and internet connected.





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Heybridge Woods View, Heybridge Maldon

- Two Spacious Double Bedrooms
- Large Lounge Diner
- South Facing Garden with Home Office
- **Driveway for Two Cars**
- 35% Shared Ownership

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: £540 PA

Ground Rent: £6,360 PA

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£120,000







Broad Street Green Ro Coogle Map data @2025

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104579



Property Ref: MLN104579 - 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.



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