

**Broad Street Green Road, Heybridge Maldon CM9 4BN** 

# Welcome to

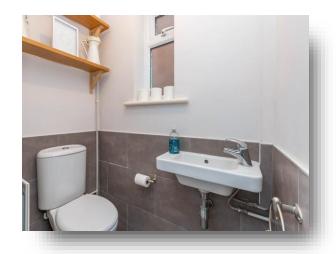
# **Broad Street Green Road, Heybridge Maldon**

GUIDE PRICE £350,000 - £375,000 Located on a PRIVATE WALKWAY on the outskirts of the POPULAR HEYBRIDGE AREA within reach of LOCAL SHOPS AND AMENITIES as well as HIGHLY REGARDED PRIMARY SCHOOL, is this well presented BRIGHT AND SPACIOUS detached home, boasting GARAGE & PARKING to rear.













#### **Entrance Porch**

Covered porch area, part glazed door to :-

#### **Entrance Hall**

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

#### Cloakroom

Double glazed UPVC window to side, modern white suite comprising low level WC and wall mounted basin.

## **Lounge Diner**

24' 11" x 11' 4" max ( 7.59m x 3.45m max ) Double glazed UPVC window to front and French doors to rear opening onto the garden, solid wood flooring, radiator.

#### Kitchen

10' 4" x 8' 6" ( 3.15m x 2.59m )

Double glazed UPVC window to rear overlooking the garden. Fitted kitchen comprising enamelled sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units. Built in oven with electric hob and extractor over, integrated dishwasher, space for further appliances, door to garden.

#### First Floor

## Landing

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

#### **Bedroom One**

13' x 10' 8" ( 3.96m x 3.25m )
Double glazed UPVC window to front, radiator.

#### **Bedroom Two**

11' 6" x 8' 8" plus recess ( 3.51m x 2.64m plus recess ) Double glazed UPVC window to rear overlooking the garden, fitted wardrobes and cupboard, radiator.

#### **Bedroom Three**

10' 1" max x 7' (3.07m max x 2.13m)

Double glazed UPVC window to front, built in cupboard, radiator.

#### **Bathroom**

Double glazed UPVC window to rear. Modern white suite comprising panel bath with shower over, low level WC and vanity basin. Part tiled walls, radiator.

#### Outside

#### Front

The property fronts onto an attractive private pathway, screened from the road by tall hedges. The front garden is laid to lawn with mature shrubs. Gated side access leads to:-

#### Rear Garden

Enclosed by panel fence, predominantly laid to lawn with mature shrubs and trees. Door accessing garage. Gated rear access to:-

#### Garage

Single garage with up and over door, UPVC double glazed window and door to side accessing the garden.





# Welcome to

# **Broad Street Green Road, Heybridge Maldon**

- Private Pathway Position
- Ground Floor Cloakroom
- Open Plan Lounge Diner
- Garage & Parking to Rear
- Well Presented Throughout

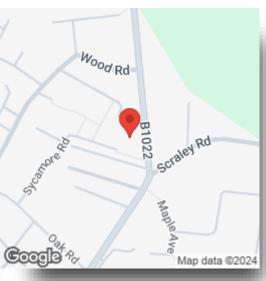
Tenure: Freehold EPC Rating: C

£340,000









Please note the marker reflects the postcode not the actual property

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Property Ref: MLN103436 - 0005 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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