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Some More Information

From the entrance door you lead into the delightful entrance hall where doors give access to all of the ground floor accommodation.

The sitting room is located to the front of the property with a wide bay window floods the room with light. To the rear of the property is the real hub of the home, the open plan kitchen dining, living space. Commencing with the walk-through kitchen area which is fitted with a range of eye and base level cupboards beneath the work surfaces, eye level oven, fridge freezer, dishwasher and washing machine are all integrated along with the 4-ring hob with extractor over. The living dining area has central French doors, with glazed side panels leading out to the rear garden. Completing the ground floor accommodation is the utility cupboard with tumble dryer space located beneath the stairs, along with the separate ground floor cloakroom fitted with low level W.C. and vanity wash hand basin.

To the first floor, the central landing gives access to all the bedrooms along with the family bathroom and airing cupboard. Bedroom one benefits from a walk-in bay window and fitted mirror sliding wardrobes along with the en-suite shower room fitted with a walk-in shower cubicle, low level W.C. and vanity wash hand basin. Whilst bedroom two & four overlook the rear garden bedroom three, which is currently used as a dressing room overlooks the front greensward. Completing the first floor is the family bathroom comprising panel enclosed bath with shower over, W.C. and wash hand basin.

Externally

To the front of the property there is off street parking upon the block paved driveway which in turn gives way to the attached garage with personnel door to the rear which leads into the South facing rear garden.

To the immediate rear of the property is a paved patio which gives way to an area of lawn whilst to the rear a sleeper raised planting bed completes the garden.

Location

Heybridge is located on the periphery of the charming historic town of Maldon, which offers a range of amenities from major chain shops and supermarkets along with a number of local retailers giving an eclectic mix of shops & restaurants to choose from. In addition to the shopping facilities the area offers excellent opportunity for walking or sailing.

Entrance Hall

14'1" x 4'7" (4.29m x 1.40m)

W.C

7'0" x 3'1" (2.13m x 0.94m)

Sitting Room

18'0" x 11'7" (5.49m x 3.53m)

Open Plan Kitchen/Dining Room

19'11" x 14'0" (6.07m x 4.27m)

Bedroom One

15'0" x 10'0" (4.57m x 3.05m)

En-suite

7'2" x 4'5" (2.18m x 1.35m)

Bedroom Two

11'7" x 10'0" (3.53m x 3.05m)

Bedroom Three

9'9" x 9'4" (2.97m x 2.84m)

Bedroom Four

9'8" x 7'9" (2.95m x 2.36m)

Bathroom

6'9" x 6'4" (2.06m x 1.93m)

Services

Council Tax Band - F

Local Authority - Maldon District Council

Tenure - Freehold

EPC - B

Gas fired central heating / Mains Electric / Mains Water / Mains Drainage

Broadband Availability - Ultrafast broadband via Openreach & Hyperoptic with speeds to 1,800mbs. Jan 25.

Mobile Coverage - It is understood that the best available mobile service in the area is provided by EE, O2 & Vodafone (details obtained from Ofcom Mobile and Broadband Checker) – Jan 25.

Construction Type - We understand the property to be of a traditional brick / block construction. The property has step free access from the street to inside the property.

Flood Risk - Data Taken from Gov.UK Flood Map.

Flooding from Rivers and Sea - Very Low Risk

Flooding from Surface Water – Very Low Risk

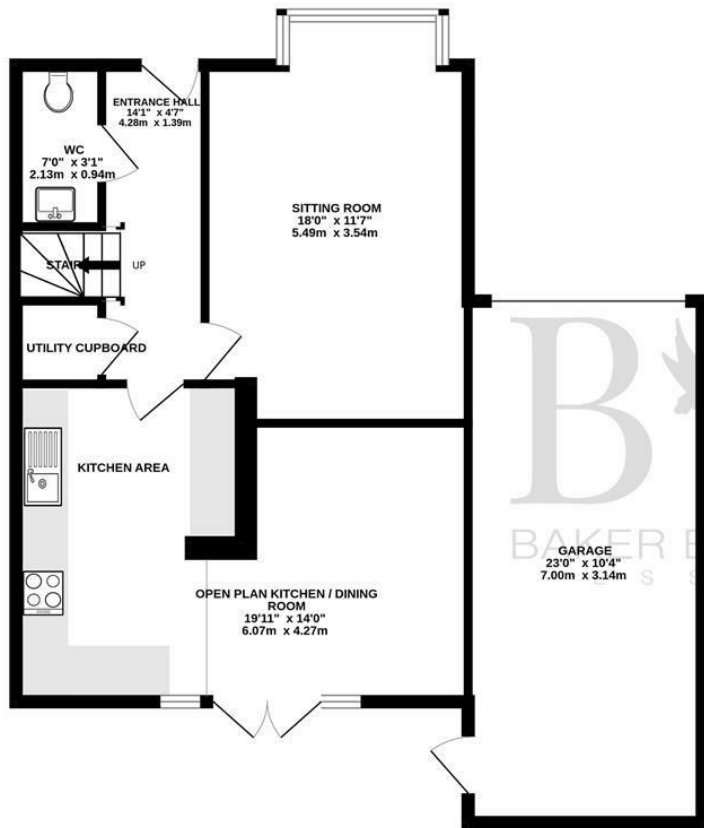
Flooding from Reservoirs - Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area

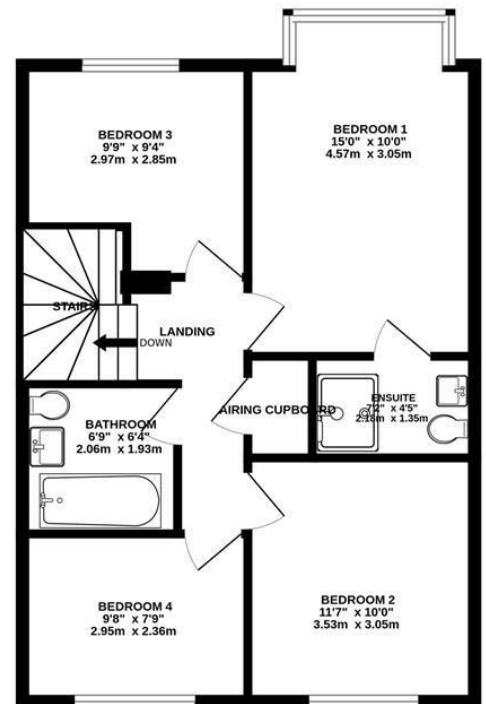
Planning Applications in the Immediate Locality - Checked Jan 25 – Located adjacent to the Greensward opposite the property is the development of Westcombe park which is currently under construction by Bellway and Countryside Properties.



GROUND FLOOR
573 sq.ft. (53.2 sq.m.) approx.



1ST FLOOR
573 sq.ft. (53.3 sq.m.) approx.

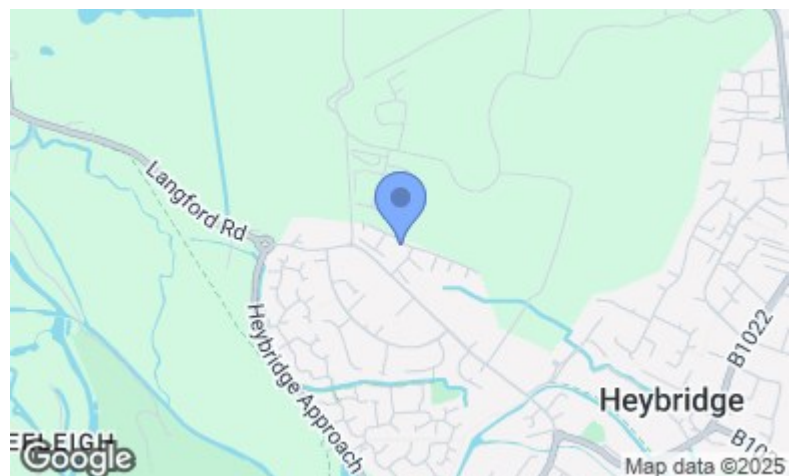


TOTAL FLOOR AREA : 1146 sq.ft. (106.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.