



32 Swifts Boulevard, Heybridge, CM9 4DE
Offers in excess of £600,000



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Some More Information

From the entrance door you lead into the welcoming reception hallway where stairs rise to the first floor and doors give access to all ground floor rooms. The sitting room has windows to the front elevation, French doors leading out to the rear garden and bespoke built media wall with inset lighting up on the display shelves to either side of the central TV recess with wide feature fireplace beneath.

The family room is located opposite and enjoys windows to the front along with the bay window to the side elevation both of which overlook an area of garden and the greensward beyond. To the rear of the property the kitchen breakfast room comprises with a tiled floor, eye and base level cupboards beneath quartz stone worktops presented in a Cappuccino cupboard finish there are two windows to the side elevation and French doors leading out to the rear garden. A further door leads into the utility room where space is for two appliances beneath a further area of worktop with inset sink and space for American style fridge freezer. Completing the ground floor accommodation is the cloakroom with a wall mounted wash hand basin and close coupled WC.

To the first floor the central landing provides access to the four bedrooms three of which are good size doubles with bedroom one having the benefit of dual aspect windows to either side en-suite shower room and fitted wardrobes. Bedroom 2 has a window overlooking the rear garden whilst bedroom 3 also has dual aspect windows to front and side elevations, and bedroom 4 is a good sized single with window to the front elevation. Across from the landing there are two storage cupboards along with the family bathroom comprising panel enclosed bath with shower over vanity wash hand basin and low level WC, with fully tiled walls and floor.

Externally

The property is accessed from a side turning within the modern Swift Boulevard development and has off street parking for three vehicles in addition to the single width garage with up and over door. To the front of the property an area of grass is enclosed by low level Laurel hedging with public open space greensward and

attenuation basins surround. The rear garden commences with a paved terrace to the immediate rear of the property and leads around an area of manicured lawn enclosed by which panel fencing. Completing the external space is the garden room/study which is currently fitted with a desk unit by folding doors overlooking the rear garden surrounded by vertical cedar cladding.

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.

Reception Hall

18'1" x 6'9" (5.51m x 2.06m)

Sitting Room

18'2" x 12'0" (5.54m x 3.66m)

Family Room

13'0" into bay x 12'0" (3.96m into bay x 3.66m)

Cloakroom

5'10" x 2'8" (1.78m x 0.81m)

Kitchen/Breakfast Room

15'3" x 12'11" (4.65m x 3.94m)

Utility Room

8'5" x 5'10" (2.57m x 1.78m)

Garden Room/Study

11'8" x 10'10" (3.56m x 3.30m)

Bedroom One

13'5" x 13'0" (4.09m x 3.96m)

En-Suite

7'2" x 4'8" (2.18m x 1.42m)

Bedroom Two

12'2" x 11'2" (3.71m x 3.40m)

Bedroom Three

11'9" x 10'7" (3.58m x 3.23m)

Bedroom Four

12'2" x 6'9" (3.71m x 2.06m)

Bathroom

7'0" x 6'6" (2.13m x 1.98m)

Services

Council Tax Band – F

Local Authority – Maldon District Council

Tenure – Freehold

EPC – B

*Mains Electric

*Gas Fired Central Heating

*Mains Water

*Mains Drainage

Construction Type - We understand the property to be predominantly of brick & block construction. The property has step free access to the front of the property.

Broadband Availability - Superfast Broadband Available with speeds up to 1800mbps (details obtained from Ofcom Mobile and Broadband Checker) – March 2025.

Mobile Coverage - It is understood that the mobile phone service is available from O2 (details obtained from Ofcom Mobile and Broadband Checker) - March 2025.

Flooding from Surface Water – High

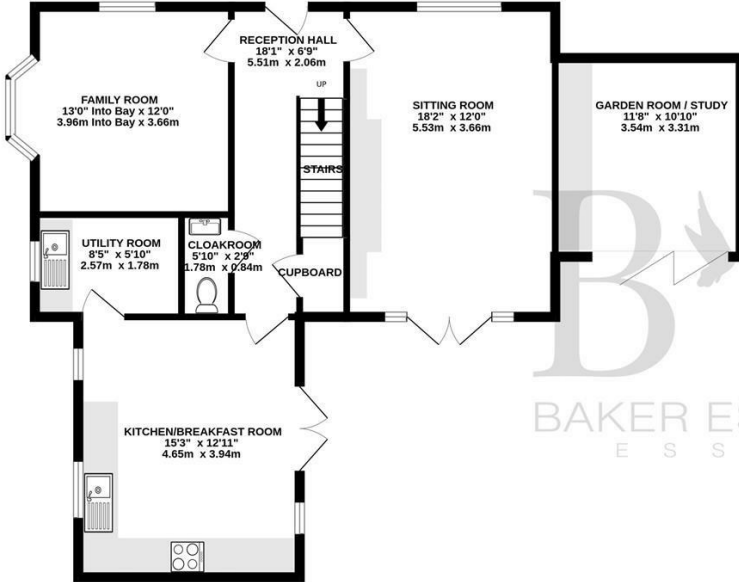
Flooding from Rivers and Sea - Very Low Risk

Flooding from Reservoirs Unlikely In This Area

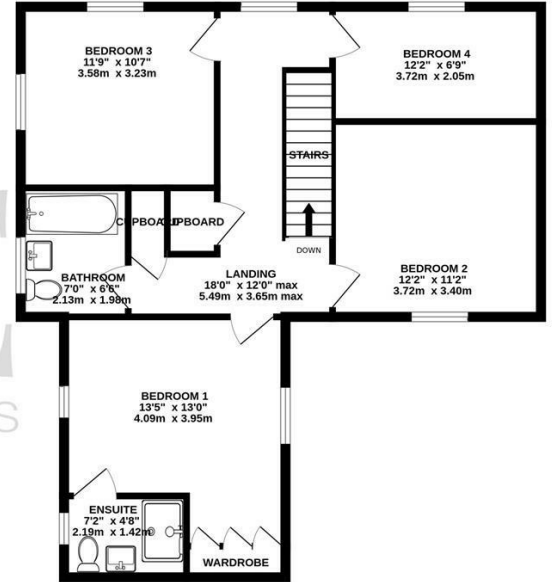
Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - March 2025



GROUND FLOOR
883 sq.ft. (82.0 sq.m.) approx.



1ST FLOOR
750 sq.ft. (69.7 sq.m.) approx.

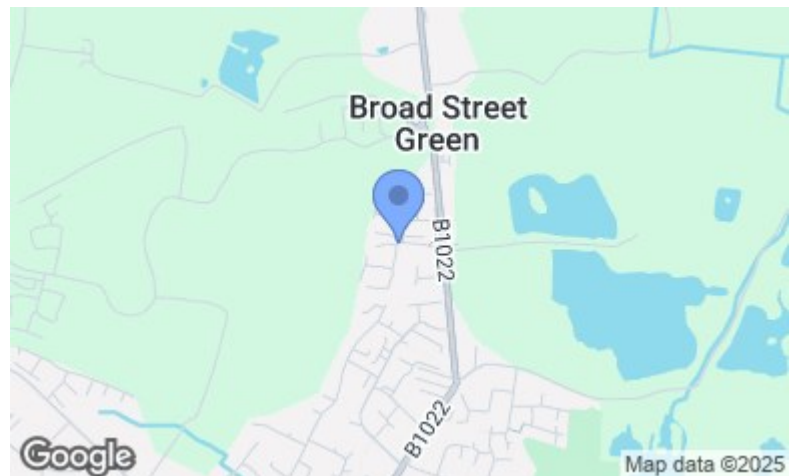


TOTAL FLOOR AREA : 1633 sq.ft. (151.7 sq.m.) approx.

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 | | 92 |
| (81-91) B | 85 | |
| (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.