

oakheart



£600,000

Price Guide  
The Orchard, Heybridge, Maldon

**\*\*Guide Price: £600,000 - £650,000\*\***

This delightful four-bedroom detached home is situated in a serene cul-de-sac in the picturesque village of Maldon, renowned for its historic charm and scenic beauty. The village features cobblestone streets, period architecture, boutique shops, inviting restaurants, and cozy pubs, providing an ideal mix of tranquility and accessibility.

Upon entering this elegant double-fronted residence, you are welcomed by an inviting hallway. To the right, an elegant living room awaits, while to the left, a high-specification kitchen features

modern amenities and a large island, perfect for culinary enthusiasts and family gatherings. The kitchen flows seamlessly into an expansive, fully-glazed summer house with a pitched roof, offering access to the private garden through double patio doors.

A grand staircase leads to two floors of well-appointed bedrooms. On the first floor, the principal bedroom boasts a walk-in wardrobe and an ensuite bathroom. This floor also includes two additional double bedrooms, a family bathroom, and a storage cupboard. The top floor features a large double bedroom with a walk-in wardrobe, a spacious landing suitable for a study area or additional storage, and a sizable

bathroom with a large bathtub (featuring a built-in television) and a separate rainfall shower.

The well-maintained paved garden offers a peaceful outdoor space for relaxation and entertaining with minimal maintenance. Additional features include a single garage, off-street parking, and side gate access from the garden to the cul-de-sac.

This property effortlessly combines modern comfort with timeless charm, offering an opportunity to embrace tranquil village life in a meticulously designed home.











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**Approximate total area<sup>RM</sup>**

186.03 m<sup>2</sup>  
2002.41 ft<sup>2</sup>

**Reduced headroom**

5.83 m<sup>2</sup>  
62.75 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Local Authority:**  
Maldon District Council

**Tenure:**  
Freehold

**Council Tax Band:**  
F

**Energy Efficiency Rating**

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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