

Paul Mason Associates



The Causeway, Heybridge, CM9 4LL
Guide price £350,000

- Three Bedroom Semi-Detached Family Home
- 14'5" x 12'5" Lounge with a Cozy Multi-Purpose Burner
- Open Plan Kitchen/Diner with Integrated Appliances
- 13'9" x 8'2" Conservatory/Sun Room
- Convienent Laundry Room and Downstairs Cloakroom
- Good Sized Bedrooms with Storage
- Family Bathroom with High-Level Toilet
- Large Rear Garden with Patio Area and Parking at the Back
- Located only 1.4 Miles from Maldon Promenade
- EPC - E

GUIDE PRICE - £350,000-£375,000..Situatied in the sought-after town of Heybridge, Maldon, this charming three bedroom semi-detached family home offers a wonderful blend of comfort, character, and practicality. The property is situated only a 1.4 miles walk from Maldon Promenade which provides wonderful river walks or Beeleighs Falls in the opposite direction. Maldon Town, only 0.6 miles away, offers a host of local amenities including shops, supermarkets and schools, as well as restaurants and bars.

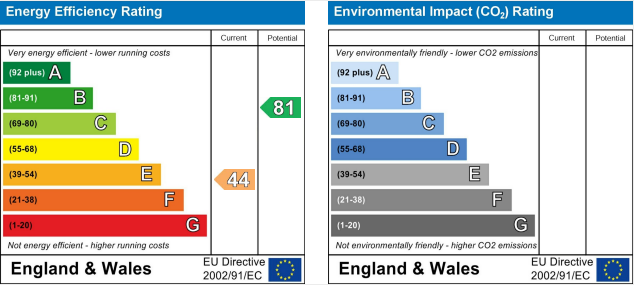
The ground floor features a welcoming lounge with a cozy multi-fuel burner — perfect for relaxing evenings — which flows seamlessly into a spacious open-plan kitchen/diner. The kitchen is well-equipped with integrated appliances, including an oven and dishwasher, making it both stylish and functional. From here, you'll find access to a light-filled conservatory/sunroom, ideal for use all year round. A convenient lean-to leads to a laundry room and a downstairs cloakroom, adding to the practicality of the layout.

Upstairs, the property boasts three generously sized bedrooms, all well-suited for family living or home office space. The family bathroom is fitted with a high-level toilet, heated towel rail, and modern fixtures.

Externally, the home benefits from a good-sized rear garden, mainly laid to lawn with a patio area ideal for entertaining or enjoying sunny days. Rear access leads directly to a private driveway, adding further convenience. This well-presented property is perfect for families or those looking to settle in a peaceful yet well-connected area, close to local amenities and schools.

Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Awaiting Floorplan



Accommodation

Ground Floor

Entrance Hall

4.1 x 1.6 (13'5" x 5'2")

Kitchen/Diner

4.8 x 3.9 (15'8" x 12'9")

Lounge

4.4 x 3.8 (14'5" x 12'5")

Conservatory

4.2 x 2.5 (13'9" x 8'2")

Lean To

3.1 x 2.4 (10'2" x 7'10")

Laundry Room

1.8 x 1 (5'10" x 3'3")

Cloakroom

1.8 x 1 (5'10" x 3'3")

First Floor

Landing

2.7 x 2.6 (8'10" x 8'6")

Bedroom One

3.9 x 3.6 (12'9" x 11'9")

Bedroom Two

3.8 x 2.9 (12'5" x 9'6")

Bedroom Three

2.7 x 2.3 (8'10" x 7'6")

Family Bathroom

2 x 1.6 (6'6" x 5'2")

Exterior

Rear Garden

Rear Driveway

Property Services

Gas - Mains

Electric - Mains

Water - Mains

Drainage - Mains

Heating - Gas Central Heating

Local Authority - Maldon District

Council

Viewings

Strictly by appointment only
through the selling agent Paul
Mason Associates 01245
382555.

Important Notices

We wish to inform all
prospective purchasers that we
have prepared these particulars
including text, photographs and
measurements as a general
guide. Room sizes should not be
relied upon for carpets and
furnishings. We have not
carried out a survey or tested
the services, appliances and
specific fittings. These
particulars do not form part of a
contract and must not be relied
upon as statement or
representation of fact.



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