



**Maldon Road, Heckfordbridge, Colchester, CO3 0SN**



**welcome to**

**Maldon Road, Heckfordbridge, Colchester**

This three bedroom detached bungalow is situated on the west side of Colchester in the Heckfordbridge area of Colchester, offering excellent access to local amenities such as Tollgate Retail Park and Colchester Zoo. The property is offered with NO ONWARD CHAIN and has a plot of approx 1/3 of an acre



**Early viewing is advised of this spacious detached bungalow with large plot of around 1/3 of an acre, offered with no ongoing chain and conveniently situated in a popular location.**

**Accommodation comprises entrance hall, lounge/diner, kitchen/breakfast room, utility room, sun room, three bedrooms and wet room. The property benefits from work shop, ample off street parking, garage and stunning lawned gardens.**

**Entrance Door To:**

### **Entrance Hall**

With doors to:

### **Lounge / Diner**

22' 9" max x 16' 8" ( 6.93m max x 5.08m )

Window to front, sliding doors to Conservatory, two radiators.

### **Conservatory**

13' 4" x 11' 1" ( 4.06m x 3.38m )

Window to front, windows and doors to side, wood panelled ceiling, carpet.

### **Kitchen / Breakfast Room**

18' 3" max x 8' 9" max ( 5.56m max x 2.67m max )

Window to side, base and eye level units, inset hob with extractor over, rayburn, space for appliances, part tiled walls, door to:

### **Utility Room**

9' 8" x 8' 6" ( 2.95m x 2.59m )

Windows to two sides, space for appliances, door to side.

### **Rear Lobby**

With door to rear and access to Workshop.

### **Workshop**

With fitted shelving and window to rear.

### **Bedroom One**

16' 9" x 12' 2" ( 5.11m x 3.71m )

Window to front, window to side, radiator.

### **Bedroom Two**

13' 9" max x 11' 5" max ( 4.19m max x 3.48m max )

Window to rear, radiator.

### **Bedroom Three**

8' x 7' 10" ( 2.44m x 2.39m )

Window to rear, radiator.

### **Wet Room**

Triton shower unit, pedestal wash hand basin, low level w.c., tiled walls, grab rails.

### **Outside**

There is a large gravel driveway providing off road parking for several cars and giving access to a garage. The front garden comprises of lawned section and flower and shrub beds.

The property benefits from grounds of around 1/3 of an acre being laid to lawn with mature trees, shrubs and flowers.



**view this property online** [williamhbrown.co.uk/Property/CCS119383](http://williamhbrown.co.uk/Property/CCS119383)





welcome to  
**Maldon Road, Heckfordbridge,  
Colchester**

- Large Detached Bungalow
- Spacious Living Accommodation
- Three Bedrooms
- Ample Parking & Garage
- Approx 1/3 Acre Plot
- Popular Location
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

offers in excess of

**£600,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:  
CCS119383 - 0002

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