









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.













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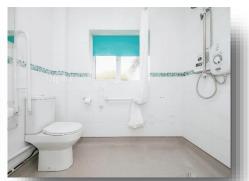
- Large Detached Bungalow
- Spacious Living Accommodation
- Three Bedrooms
- Ample Parking & Garage
- Approx 1/3 Acre Plot
- **Popular Location**
- NO ONWARD CHAIN

Tenure: Freehold EPC Rating: Awaited

offers in excess of

£600,000

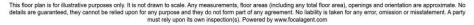






Kitchen/Breakfast Room

Bedroom 1



Bedroom 2

Sun Room





postcode not the actual property

view this property online williamhbrown.co.uk/Property/CCS119383



Property Ref: CCS119383 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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