



## 4 Bedroom Detached House located in Heybridge.

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# Lawling Avenue Heybridge Maldon CM9 4YT



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1,220 sq  
ft

## FULL DESCRIPTION

### OVERVIEW

We are pleased to offer this four bedroom detached family home in Heybridge. Offering nearby access to a Good rated primary school, local amenities, South West facing garden, driveway and garage, there's lots on offer. Viewing recommended.

### GROUND FLOOR

#### HALLWAY

#### CLOAKROOM

4' 4" x 2' 11" (1.32m x 0.89m)

Window to front aspect, wash basin and WC

#### LIVING ROOM

18' 5" x 15' 4" (5.61m x 4.67m)

Window to front aspect, gas fire and radiator

#### DINING ROOM

20' 0" x 8' 8" (6.1m x 2.64m)

Openings to conservatory, kitchen and door to hall

#### KITCHEN

14' 6" x 12' 2" (4.42m x 3.71m)

Window to rear aspect and opening to conservatory. Fitted wall and base units, gas hob, electric oven and spaces for freestanding fridge, washing machine, tumble dryer and dishwasher.

#### CONSERVATORY

14' 5" x 9' 8" (4.39m x 2.95m)

Doors to garden

### FIRST FLOOR

#### BEDROOM ONE

12' 11" x 10' 5" (3.94m x 3.18m)

Window to front aspect and built in wardrobe

#### BEDROOM TWO

8' 10" x 8' 7" (2.69m x 2.62m)

Window to rear aspect and built in wardrobe

#### BEDROOM THREE

8' 10" x 6' 3" (2.69m x 1.91m)

Window to rear aspect

#### BEDROOM FOUR

9' 11" x 6' 3" (3.02m x 1.91m)

Window to front aspect and built in cupboard

#### BATHROOM

7' 5" x 5' 6" (2.26m x 1.68m)

Window to side aspect, bath with shower over, wash basin and WC

Guide Price  
£400,000 to  
£425,000





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### **OUTSIDE**

Driveway for two cars to front, access to garage and gate to rear. South West facing rear garden, mainly laid to lawn with patio and shed

### **LOCATION**

Offering nearby access to Heybridge Primary School (Good rated, 0.17 miles) plus local amenities including supermarkets, you have everything you need nearby. The centre of Maldon is under 2 miles away, whilst Tiptree, Chelmsford and Witham are all only a short drive away too.



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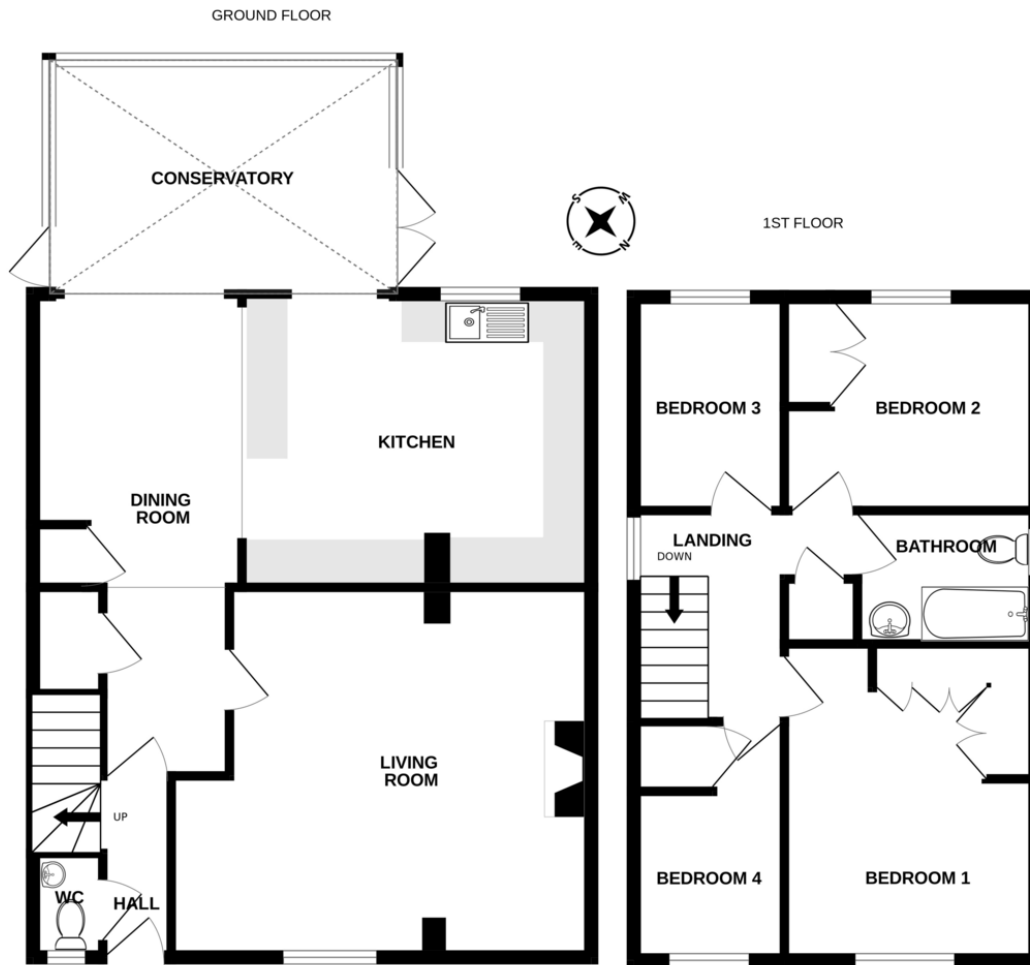
  
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## FLOORPLAN



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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## DIRECTIONS

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