



## 4 Bedroom Detached House located in Heybridge.

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**JOHN ALEXANDER**  
ESTATE AGENTS

# Lawling Avenue Heybridge Maldon CM9 4YT

## OVERVIEW

**\*GUIDE PRICE £400,000 - £425,000\***

We are pleased to offer this extended four-bedroom detached family home in Heybridge. This lovely home's spacious living space is ideal for a growing family along with it's open plan dining room and conservatory which is perfect for entertaining and hosting guests.

The first floor presents a contemporary bathroom in addition to four bedrooms including two double and two single rooms which could be converted as an office if desired.

Furthermore, the rear garden has a South-West facing garden, driveway and garage. Its secluded quiet garden has a small shed and patio which is perfect for activities with family and friends.

Heybridge is known for its friendly community, offering nearby access to a good rated primary school, local amenities and a short walk to the Heybridge basin which is a great site for visitors and walkers.

There's lots on offer with this delightful family home. Viewing is highly recommended.



4



1



2



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TBC



1,220 sq  
ft

Guide Price  
**£400,000-  
£425,000**

**\*GUIDE PRICE £400,000  
- £425,000\***

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

## 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

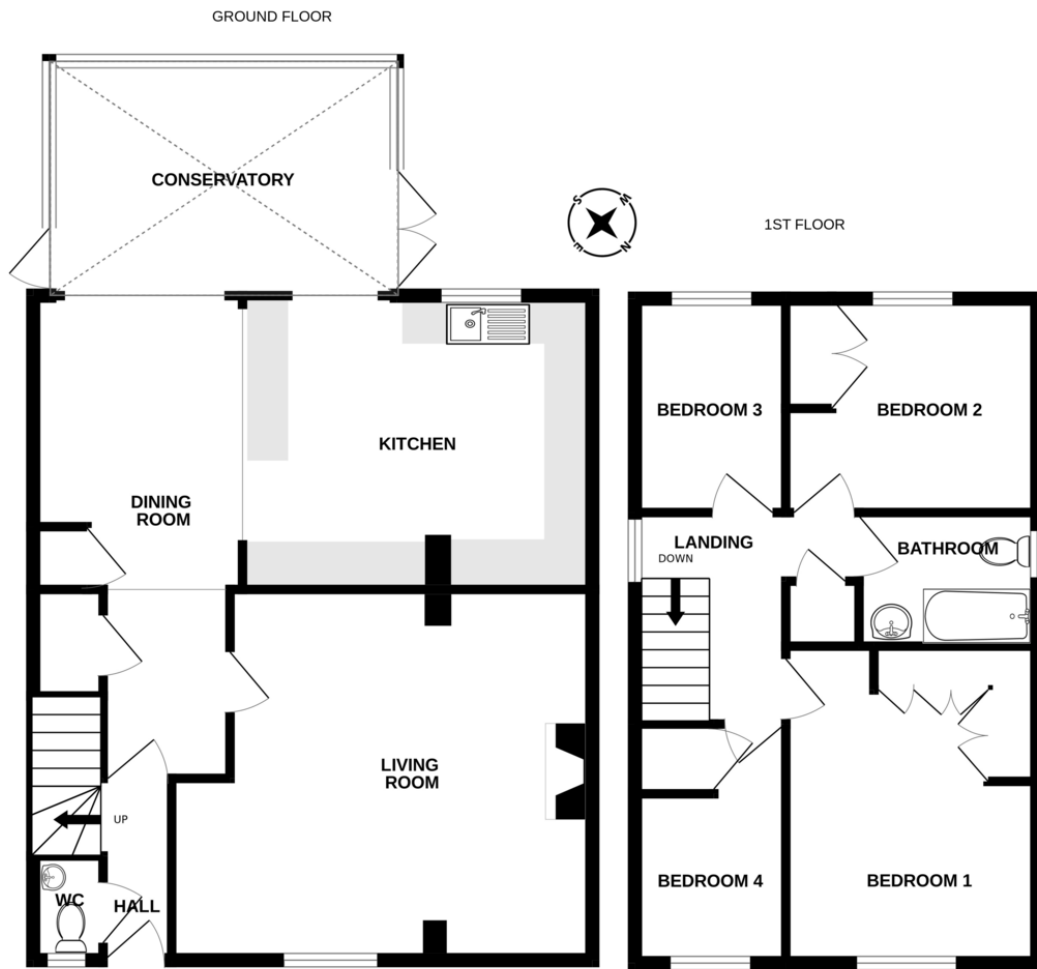




**Lawling Avenue, Heybridge CM9 4YT**



## FLOORPLAN



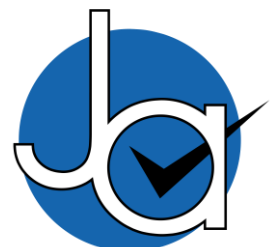
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**CONTACT**  
1 Church Road  
Tiptree  
Colchester  
Essex  
CO1 1LQ

E [info@john-alexander.co.uk](mailto:info@john-alexander.co.uk)

T 01621 814334 [www.john-alexander.co.uk](http://www.john-alexander.co.uk)

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