



24 Waring Avenue, Heybridge , CM9 4DG
 Guide price £335,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

We are sure you will agree that this TWO bedroom SEMI DETACHED home built by Persimmon Homes is presented to a good standard throughout. The property enjoys an EN SUITE, CLOAKROOM and 15'1 LOUNGE and a KITCHEN/DINER with doors leading to the patio and rear garden. There is also pvc double glazed windows and parking on the adjacent driveway for TWO vehicles. Energy Efficiency Rating B. Council Tax Band C.

- Master Bedroom**
Two pvc double glazed windows, radiator and airing cupboard.
- Bedroom 2**
Pvc double glazed window, radiator.
- En Suite**
Three piece white suite comprising of wc, wash hand basin with vanity cabinet and shower cubicle.
- Bathroom**
Pvc double glazed window. Three piece white suite comprising of wc, wash hand basin, bath with mixer tap. Part tiled to walls.
- Landing**
Access to loft, stairs down to entrance hall.
- Entrance Hall**
Entrance door, stairs to first floor. Door to.
- Cloakroom**
Pvc double glazed window, radiator. Two piece white suite comprising of wc and wash hand basin.
- Lounge**
Pvc double glazed window, radiator. Storage cupboard. Door to.
- Kitchen/Diner**
Pvc double glazed window and door to patio and rear garden. Selection of base and wall cabinets with integrated appliances including oven, hob and extractor fan. Fridge/Freezer and washing machine. Sink and drainer unit
- Rear Garden**
Large patio area with remainder lawned, gate leading to driveway and frontage.
- Frontage**
Lawned area and parking on driveway for two vehicles
- Area Description**
The Historic town of Maldon sits proudly on a hill but no visit to the

district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants. Heybridge enjoys its very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793. Today Heybridge Basin is a haven for leisure craft and walkers and also offers two popular pubs. Further information can be found by visiting "www.itsaboutmaldon.co.uk". Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

Agents Note
 These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

