



Hadrians Way, Heybridge , CM9 4QN
O.I.E.O £350,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

FOR SALE WITH NO CHAIN * A WELL PRESENTED THREE BEDROOM HOME LOCATED ON THE HIGHLY DESIRABLE "BLACKWATER PARK ESTATE". The property features an adapted, open plan, dual aspect Ground Floor incorporating the Living Area/Kitchen. The bespoke Kitchen area features fitted appliances, a range of matching units arranged around the Dining Island. The entire Ground Floor has been tiled with matching gray tiles throughout the Kitchen, generous Living Area and Hallway which also allows access to the First Floor. The property offers three bedrooms which are serviced by the modern Family Bathroom.

Externally, this home boasts a neatly landscaped Rear Garden commencing with an area of composite decking. The Garden is mainly laid to artificial lawn with an Outbuilding/Cabin to the rear with power and light connected. In terms of parking, this home also benefits from a driveway providing ample off street Parking. The property is within reach of Maldon Town Centre, Tesco Extra Superstore and The Blackwater Retail Park. Viewing this well presented modern home is considered essential to appreciate its quality and convenience!
Council Tax: C, Energy Efficiency Rating C.



Bedroom 14'8 x 7'8 (4.47m x 2.34m)

Double glazed window to rear, radiator, range of fitted wardrobes with sliding doors, built in dressing table, coved to ceiling.

Bedroom 11'6 x 7'10 (3.51m x 2.39m)

Double glazed window to front, radiator, coved to ceiling, fitted wardrobe.

Bedroom 11'0 x 6'1 (3.35m x 1.85m)

Double glazed window to rear, radiator, wodd effect flooring, coved to ceiling.

Bathroom 6'1 x 6'0 (1.85m x 1.83m)

Obscure double glazed window to front, heated towel rail, suite comprising, low level w.c., circular wash hand basin with mixer tap set into storage unit, p-shaped panel bath with mixer tap, rainfall shower above and further handheld shower attachment, shower screen, extractor fan, tiled to walls and floor.

Landing

Access to loft and airing cupboard, coved to ceiling, stairs down to:

Entrance Hall 6'0 x 4'4 (1.83m x 1.32m)

Part obscure glazed entrance door to front, radiator, tiled floor, glazed door to:

Contemporary Lving Area/Kitchen 29'10 x 11'10 (9.09m x 3.61m)

Double glazed window to front, double glazed window and door to rear, radiator and further feature verticle radiator, tiled floor, part wood panelled to walls, door to under stairs cupboard, door to further full length storage cupboard, dining island to kitchen area with integrated fridge and freezer below, range of further matching kitchen units with integrated dishwasher and washing machine, four ring electric hob with extractor, two integrated ovens, sink drainer unit set into composite stone work surface with mixer tap, splash backs.

Rear Garden

Commences with composite decked seating area with pathway leading to the rear, area of arificial lawn, outside power points, outside tap, pathway leading to:

Cabin 11'9 x 11'8 (3.58m x 3.56m)

Two double glazed windows to front, double glazed double doors to front, power and light connected.

Frontage

Pathway to entrance, private driveway providing parking for several vehicles.

Agents Note

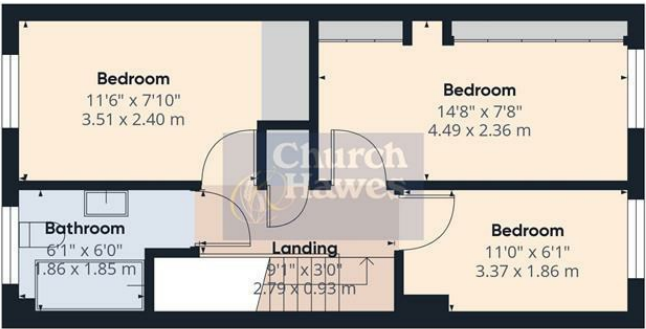
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves 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.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
878.77 ft²
81.64 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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