

21 Abbotsmead, Heybridge , CM9 4PT  
Guide price £355,000



Situated in the popular area of Abbotsmead, Heybridge, Maldon, is this delightful three-bedroom semi-detached house that presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious lounge/diner, perfect for entertaining guests or enjoying family meals. The addition of a conservatory enhances the living space which opens to the rear garden. The property offers a shower room and ground floor cloakroom, giving convenience for all residents. The property also features parking on the driveway, providing easy access and peace of mind for your vehicles.

Within reach of local amenities with walks along the canal and access to the Tesco supermarket and also Maldon historic high street being approx 0.5 miles. The property also offers NO ONWARD CHAIN, allowing for a smoother and quicker transition into your new abode. The surrounding area offers a pleasant community feel, with local amenities nearby, making it an ideal location. This property is a wonderful opportunity to create lasting memories in a lovely home. Do not miss the chance to view this charming residence in the sought-after location of Heybridge. Council Tax Band D. Energy Efficiency Rating D.

**Main Bedroom 12'7 x 8'2 (3.84m x 2.49m)**  
 Two pvc double glazed windows, radiator. Fitted wardrobes to one wall.

**Bedroom 2 9'4 x 6'6 (2.84m x 1.98m)**  
 Pvc double glazed window, radiator.

**Bedroom 3 7'6 x 6'5 (2.29m x 1.96m)**  
 Pvc double glazed window, radiator.

**Shower room**  
 Pvc double glazed window, radiator. Three piece suite comprising of wc, wash hand basin and walk in shower cubicle with shower system.

**Landing**  
 Access to loft, airing cupboard. Stairs down to entrance hall.

**Entrance Hall**  
 Entrance door, radiator. Door to cloakroom and lounge/diner and open to kitchen.

**Cloakroom**  
 Pvc double glazed window, radiator. Two piece white suite comprising of wc and wash hand basin.

**Kitchen 9'1 x 7'6 (2.77m x 2.29m)**  
 Pvc double glazed window, selection of base and wall cabinets with integrated Hotpoint oven and hob with extractor fan over. Space for washing machine, dryer and fridge/freezer.

**Lounge/Diner 14'6 x 14'4 (4.42m x 4.37m)**  
 Pvc double glazed window to rear, under stairs cupboard. radiator. Sliding doors to conservatory.

**Conservatory 9'4 x 8'11 (2.84m x 2.72m)**  
 Pvc double glazed with double doors to the rear garden.

**Rear Garden**  
 Lawned with shrub and flower borders. Shed. Access to side leads to the frontage.

**Frontage**  
 Hedging with shingles area and parking on driveway for two vehicles.

**Area Information**  
 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. Maldon is also famous for its delectable product,

Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

Neighbouring Heybridge enjoys it's 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.

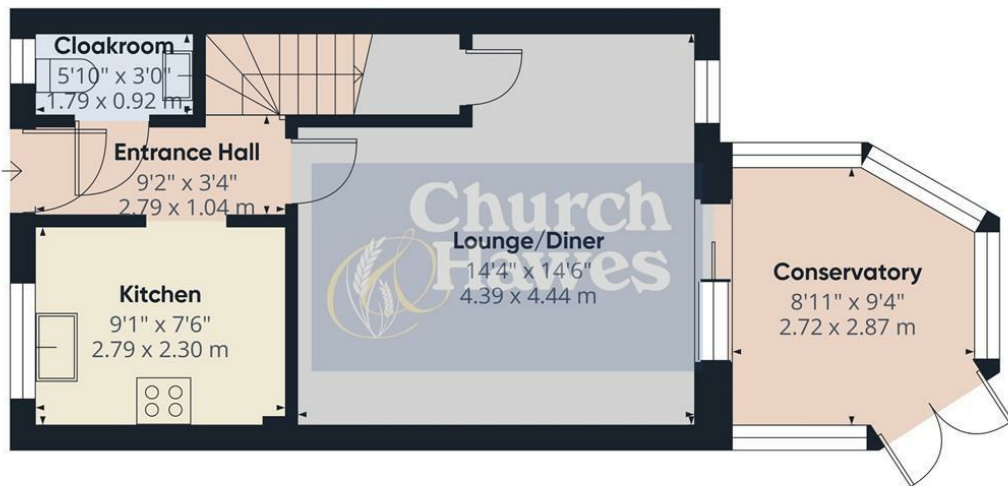
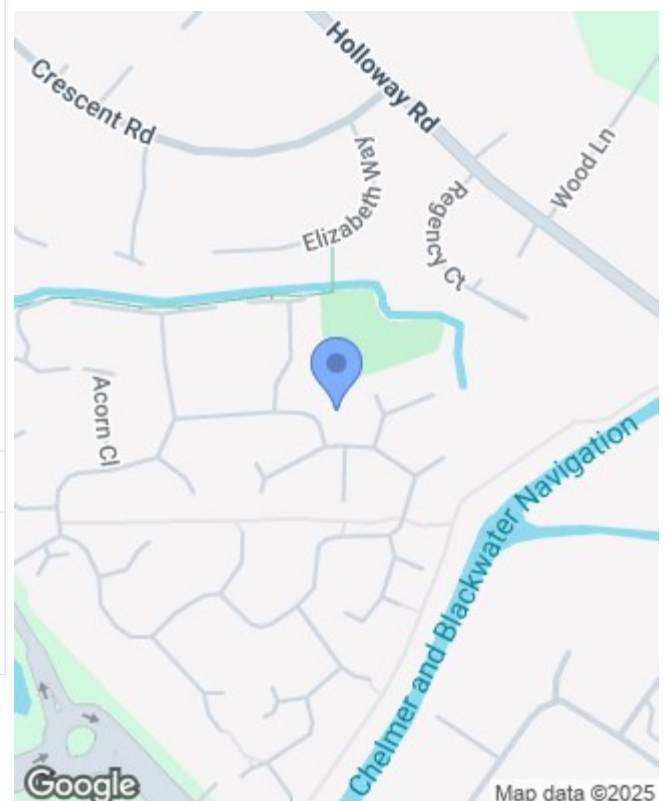
Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

**Agents Note, Money Laundering & Referrals**

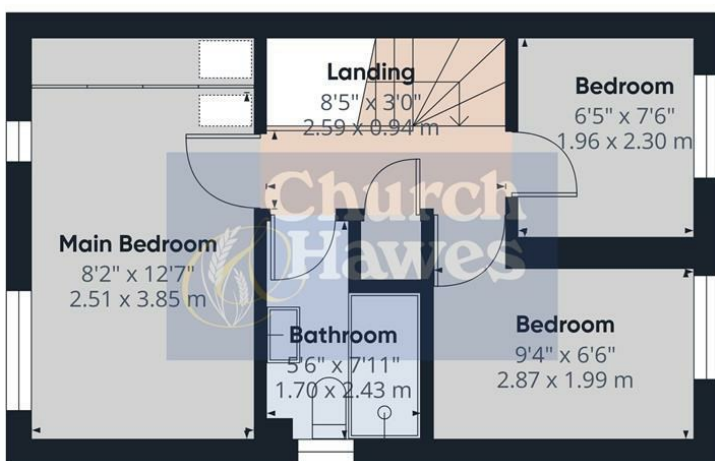
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.

**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

**REFERRALS:** As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.



Floor 0



Floor 1

Approximate total area<sup>m</sup>

710 ft<sup>2</sup>  
 66 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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