



164 Goldhanger Road, Heybridge , CM9 4QS
Guide price £600,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

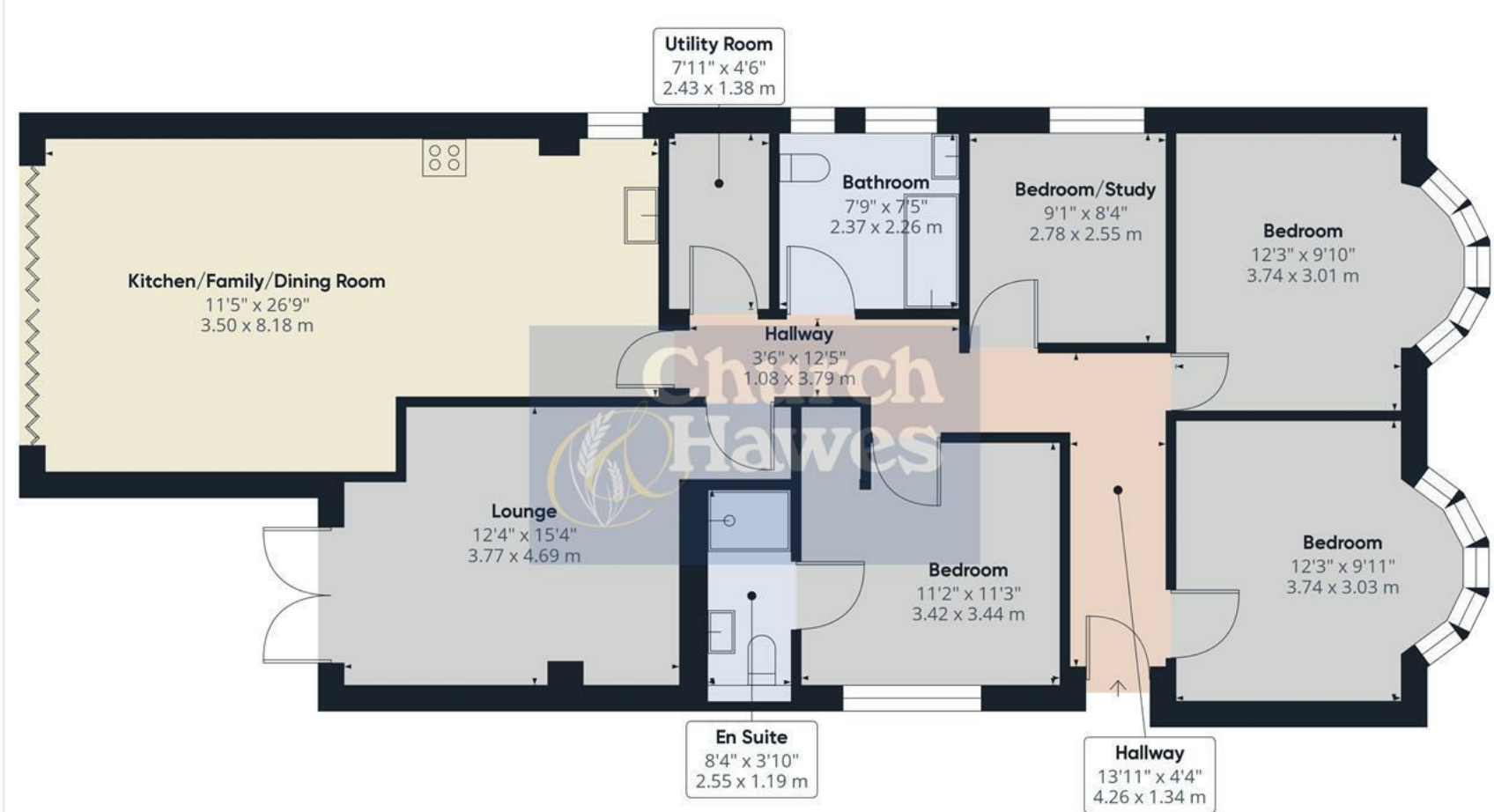
GUIDE PRICE £600,000- £625,000 ***NO ONWARD CHAIN***
Welcome to this charming REFURBISHED & EXTENDED DETACHED BUNGALOW located on the outskirts of the picturesque village of Heybridge Basin. The property offers Four bedrooms and an en suite to the principle bedroom.

Step inside, so as to fully appreciate the large open plan Kitchen/Family/Dining room with under floor heating, this being the heart of the home with BI FOLD doors leading out to the patio and rear garden, ideal for creating delicious meals while still being part of the conversation. One of the highlights of this property is the large 115 feet / 35 meter garden, with a new recently laid patio. Additionally, there is ample parking on the driveway ensuring that you and your guests will never have to worry about finding a place to park. The property also offers a NEW ROOF!

Don't miss out on the opportunity to make this house your home. With its inviting living spaces, versatile layout, and beautiful garden, this property on Goldhanger Road is just waiting for you to add your personal touch and create lasting memories.

The property also benefits from planning permission to add a further storey if required. Maldon District Council Ref: 25/00239.

Energy Performance Rating C. Council Tax Band TBC.



Approximate total area⁽¹⁾
1298.35 ft²
120.62 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 are based on RICS IPMS 3C standard.

GIRAFFE360



Entrance Hall

Replacement entrance door, radiator, access to loft. Doors to.

Main Bedroom 11'3 x 11'2 (3.43m x 3.40m)

Pvc double glazed window, radiator. Storage/cupboard space. Door to en suite.

En Suite

Three piece white suite comprising of wc, wash hand basin with mixer tap and cabinet under. Tiled shower cubicle with shower system, tiled floor.

Bedroom 2 12'3 x 9'11 (3.73m x 3.02m)

Pvc double glazed window, vertical feature radiator.

Bedroom 3 12'3 x 9'10

Pvc double glazed window, vertical feature radiator.

Bedroom 4/Study 9'1 x 8'4 (2.77m x 2.54m)

Pvc double glazed window, feature radiator.

Bathroom

Two pvc double glazed windows, vertical radiator. Three piece white suite comprising of wc, wash hand basin with mixer tap and cabinet under. P shaped bath with mixer tap and shower system and glass shower screen.

Lounge 15'4 x 12'4 (4.67m x 3.76m)

Under floor heating. French doors to the patio and garden.

Kitchen/Family/Dining Room 26'9 x 11'5 (8.15m x 3.48m)

This stunning space enjoys BI FOLD doors offering expansive views across the patio and the rear garden. Shaker style base and wall cabinets with sink and drainer unit and induction hob with two Indesit ovens and extractor fan. Island unit with large pan drawers and breakfast bar. Integrated dish washer and space for fridge/freezer. Tiled to floor and further window to side.

Utility Room 7'11 x 4'6 (2.41m x 1.37m)

Pvc double glazed window to side, Base and wall cabinets with space for washing machine and tumble dryer.

Rear Garden 115 (35.05m)

A recently laid patio leads to the lawned garden with pathway to the end leading to the shed, Access to both sides lead to the front. Door leading to the garage/storage.

Frontage

Ample parking on the driveway for various vehicles and access to garage/storage. Outside tap

Garage/Storage

Roller door and window and door to rear garden

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 & Money Laundering

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 at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale

