



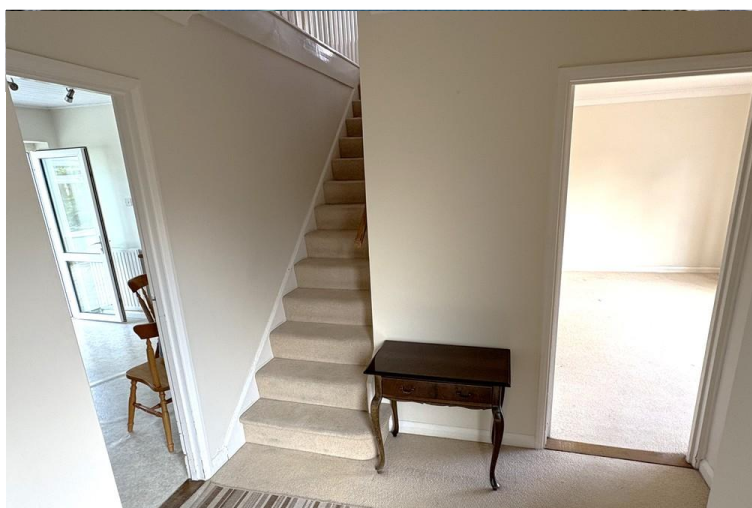
dm^g
DAVID MARTIN
GROUP

Beeches Road
Heybridge, Maldon, CM9 4SL

£525,000
EPC Rating 'D'

- Detached Four Bedroom House
- Enclosed Garden To Rear
- Garage & Parking
- Chain Free





Property Description

David Martin Estate Agents are delighted to offer for sale this spacious and versatile four bedroom detached house, located in a highly sought after cul-de-sac in Heybridge, within easy reach of local shops, schools and amenities. The property offers well-proportioned family accommodation including an entrance hall, lounge, dining room, kitchen/breakfast room, ground floor cloakroom, and on the first floor there are four bedrooms and a shower room. Outside, the home benefits from gardens to the front and rear, a driveway providing ample off-road parking, and a garage with a utility room. Being offered chain free, this attractive property is an excellent opportunity for families and early viewing is highly recommended.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, radiator, stairs rising to first floor landing, door to:

LOUNGE

16' 5" x 12' 4" (5m x 3.76m) Being well lit by window to front aspect, the room features a open fireplace with gas coal effect fire inset (untested), door to:

DINING ROOM

11' 6" x 9' 3" (3.51m x 2.82m) Window to rear aspect, radiator, laminate floor, storage cupboard, door to:



KITCHEN/BREAKFAST ROOM

10' 6" x 10' 5" (3.2m x 3.18m) Fitted with a range of units comprising of single drainer sink unit inset to worksurface with drawers and cupboards under and appliance storage, electric oven and hob inset to remain, matching range of eye level wall mounted units. The room is lit by window and half glazed door connecting to conservatory, radiator, space for breakfast table.

CONSERVATORY

11' 6" x 10' 8" (3.51m x 3.25m) With windows to rear and side aspect, fully glazed double doors to rear, tiled floor, double radiator.



CLOAKROOM

Low flush WC, pedestal wash hand basin, splash tiling, window to side aspect.





LANDING

Window to side aspect, access to loft space, door to:

BEDROOM ONE

12' x 10' 4" (3.66m x 3.15m) Window to front aspect, radiator, fitted wardrobe.

BEDROOM TWO

11' 2" x 7' 6" (3.4m x 2.29m) Window to front aspect, radiator.

BEDROOM THREE

7' 6" x 6' 10" (2.29m x 2.08m) Window to front aspect, radiator, storage cupboard.



BEDROOM FOUR

8' 2" x 7' 10" (2.49m x 2.39m) Window to front aspect, radiator, storage cupboard.

SHOWER ROOM

7' 6" x 5' 8" (2.29m x 1.73m) White suite with double shower cubical, low flush WC, pedestal wash hand basin, splash tiling, window to side aspect, heated towel rail.





OUTSIDE

To the front of the property there is a well-proportioned garden laid to lawn with flower beds and shrubs, driveway to side providing parking for a number of vehicles, leading to garage:

GARAGE

15' 10" x 10' 6" (4.83m x 3.2m) Up and over door, power and light connected, door to Utility Room measuring 12ft. x 7'4ft. with half drainer sink unit, plumbing for washing machine, wall mounted gas fired boiler, window and half glazed door to rear garden.



REAR GARDEN

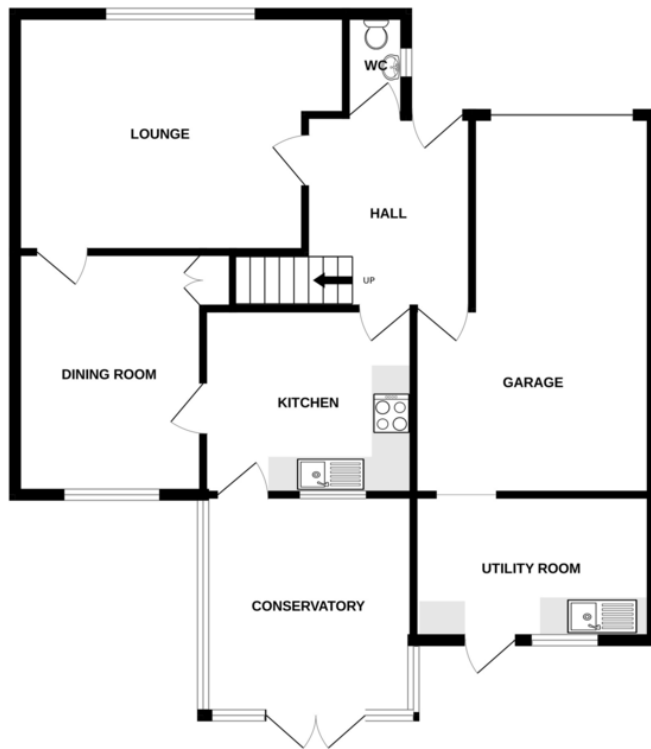
The rear garden is well established being laid to lawn with flower beds and shrubs, paved patio to the rear of the property, fishpond, the garden is well enclosed by panel fencing.

AGENTS NOTE

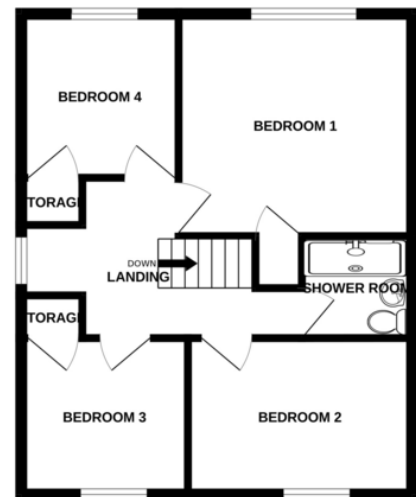
The property is being offer CHAIN FREE, viewing is highly recommended to appreciate the setting, space and enormous potential the property offers.



GROUND FLOOR
899 sq.ft. (83.5 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 sq.m.) approx.

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.
Made with Metropix ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



David Martin
35a Church Road
Tiptree
Colchester
Essex

www.davidmartin.co.uk
tiptree@dmgtiptree.co.uk
01621 815815

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements