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DAVID MARTIN
GROUP

Rowan Drive

Heybridge, Maldon, CM9 4BW

Guide Price £350,000 - £375,000

EPC Rating 'D'

- Three Bedroom Semi Detached House
- Enclosed Garden To Rear
- Garage & Ample Parking
- Lounge & Separate Dining Room





Property Description

David Martin Estate Agents are delighted to present this well-maintained three-bedroom semi-detached home, located in the popular Heybridge area. This desirable location offers easy access to local schools, shops, scenic estuary walks, and a range of every day amenities. The ground floor features a welcoming entrance hall leading into the lounge that flows into the dining room, with door opening onto the rear garden. The kitchen is well-equipped and also provides access to the garden, offering a practical layout for modern family living. Upstairs, the property offers three good-sized bedrooms and a modern family bathroom. Outside, there is ample parking for three to four vehicles, a garage, and well-kept gardens to the front and rear. Viewing is highly recommended to fully appreciate the space, finish, and excellent location this lovely home has to offer.





ENTRANCE HALL

Entrance to the property is made via a part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing with storage cupboard under, radiator.

LOUNGE

13' x 10' 10" (3.96m x 3.3m) Window to front aspect, radiator, feature fireplace, archway to:

DINING HALL

10' 10" x 9' 6" (3.3m x 2.9m) Window and fully glazed door to rear aspect, radiator, access to:



KITCHEN

11' x 7' (3.35m x 2.13m) Being comprehensively fitted with a range of units comprising of single drainer ceramic sink unit inset to oak block worksurface with drawers and cupboards under, gas hob and slimline dishwasher which we understand from the vendor are to remain, matching range of eye level wall mounted units, splash tiling. The room is well lit by windows to rear and side aspect and part glazed door to rear.

LANDING

Window to side, access to loft with ladder and gas fired combination boiler, door to:



BEDROOM ONE

12' 10" x 9' 10" (3.91m x 3m) Window to front aspect, fitted wardrobes, radiator, fitted storage cupboard.

BEDROOM TWO

11' 5" x 9' 4" (3.48m x 2.84m) Window to rear, radiator.

BEDROOM THREE

9' 5" x 6' 5" (2.87m x 1.96m) Window to rear aspect, radiator, storage cupboard.

FAMILY BATHROOM

7' 4" x 5' 5" (2.24m x 1.65m) Stylish white suite comprising of low flush WC, wash hand basin inset to vanity unit, panel bath with shower over and shower screen, heated towel rail, splash tiling, window to rear aspect.





OUTSIDE

To the front of the property there is a garden laid to lawn with driveway to the side providing parking for a number of vehicles, driveway leading to detached garage with power and light connected. Side access to rear garden.

REAR GARDEN

Being well enclosed by panel fencing the garden is mainly laid to lawn with paved patio to the rear of the property, wooden storage shed which we understand from the vendor is to remain.

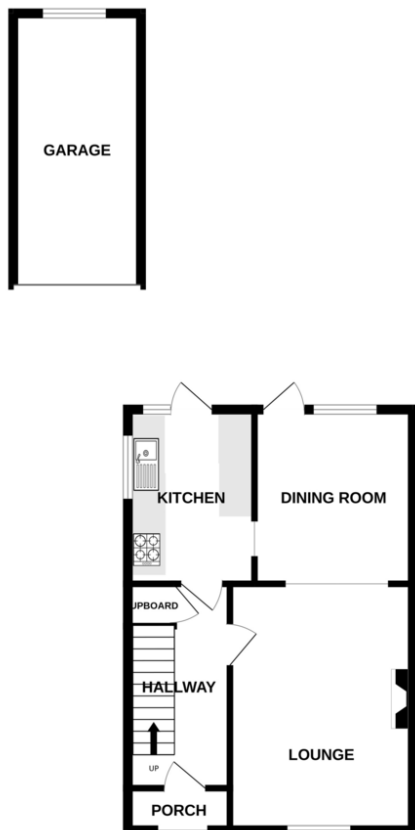
AGENTS NOTE

Viewing is advised to appreciate the finish, space and location from which the property benefits.

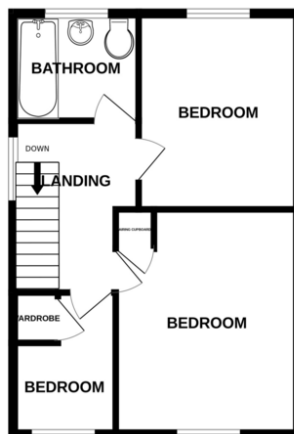




GROUND FLOOR
553 sq.ft. (51.4 sq.m.) approx.



1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 986 sq.ft. (91.6 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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 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