



Crescent Road, Heybridge MALDON CM9 4SN



welcome to

Crescent Road, Heybridge MALDON

THOUGHTFULLY EXTENDED AND occupying an ENVIABLE CORNER PLOT APPROACHING QUARTER OF AN ACRE in the desirable West Heybridge area, is this MODERN DETACHED CHALET, offering FLEXIBLE ACCOMMODATION including between 3/5 BEDROOMS and 3/5 RECEPTION ROOMS depending on how one uses the AMPLE SPACE.



Entrance Porch

Covered porch area with part glazed entrance door leading to :-

Entrance Hall

Stairs rising to first floor, doors to :-

Lounge

24' x 11' 9" max (7.32m x 3.58m max)

Double glazed UPVC windows to side and patio doors to rear opening onto the garden, centrepiece fireplace housing wood burner.

Kitchen Family Room

21' 3" x 17' 5" max (6.48m x 5.31m max)

Double glazed UPVC window and French doors to rear and side opening onto the garden, contemporary fitted kitchen comprising double sink set in quartz worktops with range of eye and base level units, and large central quartz topped island breakfast bar. Under stairs storage cupboard, door to :-

Utility Room

11' 2" x 5' 10" (3.40m x 1.78m)

Double glazed UPVC windows and door to side opening onto the garden, space for appliances and oil fired boiler.

Gym/Reception Room

12' 7" x 10' 11" (3.84m x 3.33m)

Double glazed UPVC window to front.

Study/Bedroom

11' 10" x 9' 5" (3.61m x 2.87m)

Double glazed UPVC window to front.

Bathroom

10' 8" x 8' 7" max (3.25m x 2.62m max)

Double glazed UPVC window to side, contemporary suite comprising panel bath with shower over, low level WC and vanity basin.

First Floor

Landing

Built in cupboard and under eaves storage access, doors to :-

Bedroom One

15' 11" max x 12' 8" plus recess (4.85m max x 3.86m plus recess)

Double glazed UPV window to rear overlooking the garden, skylights windows to side, sliding door to en suite, open to :-

Walk-In Wardrobe

Clothes hanging space.

En Suite

7' 10" x 6' 10" max (2.39m x 2.08m max)

Skylight window to side, modern white suite comprising corner shower, low level WC and hand basin, heated towel rail.

Bedroom Two

13' 1" x 11' 8" (3.99m x 3.56m)

Double glazed UPVC window to side, under eaves storage cupboard.

Bedroom Three

10' 11" max x 9' 9" (3.33m max x 2.97m)

Double glazed UPVC window to front, under eaves storage cupboard.

Shower Room

9' 8" x 3' 10" (2.95m x 1.17m)

Double glazed UPVC window to side, modern white suite comprising shower, low level WC and hand basin.

Outside

Front

Laid to lawn with mature shrub borders and generous sweeping driveway providing off road parking for several vehicles leading to the garage, gated side access to :-

Rear Garden

Enclosed by panel fence, predominantly laid to lawn with raised patio seating area abutting the property and further raised decked seating area, range of mature flower and shrub borders and mature trees.

Garage

Roller door, power and light connected, window to rear and door to garden.



view this property online williamhbrown.co.uk/Property/MLN104818



welcome to

Crescent Road, Heybridge MALDON

- 3 to 5 Bedrooms
- 3 to 5 Reception Rooms
- Quarter of an Acre Corner Plot
- Extended and Modernised Throughout
- Garage and Ample Forecourt Driveway

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£650,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MLN104818](https://www.williamhbrown.co.uk/Property/MLN104818)



Property Ref:
MLN104818 - 0006

1. 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex,
CM9 5PB



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)