



Langford Meads, Heybridge Maldon CM9 4WF

welcome to

Langford Meads, Heybridge Maldon

SOUGHT AFTER WEST HEYBRIDGE LOCATION, offered with NO ONWARD CHAIN is this impressive detached residence within the DESIRABLE LANGFORD MEADS, boasting OVER 2,500 SQ FT OF CONTEMPORARY ACCOMMODATION and renovated throughout to a HIGH SPECIFICATION, the property also benefits from WEST FACING GARDEN.



Entrance

Part glazed entrance door to :-

Porch

Double glazed UPVC windows to side, open to :-

Entrance Hall

Stairs rising to first floor, doors to :-

Study

12' 2" x 11' (3.71m x 3.35m)

Double glazed UPVC window to front.

Lounge

19' 7" x 13' 1" (5.97m x 3.99m)

Double glazed UPVC window to front, centrepiece gas living flame fireplace set in stone surround.

Cloakroom

White suite comprising low level WC and hand basin,

Kitchen

12' 10" x 12' 6" (3.91m x 3.81m)

Double glazed UPVC window to rear overlooking the garden, contemporary fitted kitchen comprising one and a half bowl sink set in granite worktops with matching granite upstands and range of eye and base level units incorporating a range of appliances. Range style oven with gas hob and extractor over, granite breakfast bar, open to :-

Family Room

16' 10" x 12' (5.13m x 3.66m)

Panoramic double glazed UPVC windows to side and rear plus French doors opening onto the garden.

Utility Room

12' 10" x 6' 7" (3.91m x 2.01m)

Part glazed door to side passage, stainless steel sink and drainer set in roll top surfaces with eye and base level units and space for appliances, wall mounted gas boiler, built in cupboard.

First Floor

Landing

Stairs rising to second floor, built in cupboard, doors to :-

Bedroom One

13' 1" x 13' 1" (3.99m x 3.99m)

Double glazed UPVC window to rear overlooking the garden, archway leading to :-

Dressing Room

Double glazed UPVC window to front, fitted wardrobes, door to :-

En Suite

9' 8" x 6' 1" (2.95m x 1.85m)

Double glazed UPVC window to front, contemporary suite comprising walk-in double shower, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

Bedroom Two

13' x 12' 8" (3.96m x 3.86m)

Double glazed UPVC window to rear overlooking the garden, range of fitted wardrobes.

Bedroom Three

12' 4" x 11' 10" (3.76m x 3.61m)

Double glazed UPVC window to front, built in wardrobes.

Bathroom

7' 5" x 6' 7" (2.26m x 2.01m)

Double glazed UPVC window to side, contemporary suite comprising walk-in shower, separate panel bath, low level WC and vanity basin, fully tiled walls, chrome heated towel rail.

Second Floor

Landing

Skylight window to rear, doors to :-

Bedroom Four

12' 10" max x 11' 6" (3.91m max x 3.51m)

Double glazed UPVC windows to front and side, built in cupboard.

Bedroom Five

12' 10" x 10' 2" max (3.91m x 3.10m max)

Double glazed UPVC windows to front and rear.

Shower Room

7' 7" x 5' 3" (2.31m x 1.60m)

Contemporary suite comprising shower, low level WC and vanity basin, tiled walls, heated towel rail.

Outside

Front

Large block paved forecourt driveway providing off road parking leading to the garden, remainder laid to lawn and screened from the road by hedges, gated side access to :-

Rear Garden

West facing, enclosed by panel fence and brick wall, and laid to lawn with large raised decked seating area.

Double Garage

Detached double garage with two up and over doors, power, light and door to side.



view this property online williamhbrown.co.uk/Property/MLN104775



welcome to

Langford Meads, Heybridge Maldon

- High Specification Throughout
- Sought After Development
- Five Generous Bedrooms
- Stylish and Spacious
- No Onward Chain

Tenure: Freehold EPC Rating: C
Council Tax Band: F

from

£750,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104775



Property Ref:
MLN104775 - 0003

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