



**Mercury Place, Heybridge Maldon CM9 4PN**



**welcome to**

**Mercury Place, Heybridge Maldon**

Offered with NO ONWARD CHAIN and situated on the DESIRABLE BLACKWATER PARK in west Heybridge, with convenient access to LOCAL SUPERMARKETS as well as PICTURESQUE WALKS, is this THOUGHTFULLY EXTENDED detached home, boasting an ENVIABLE CORNER PLOT POSITION as well as DRIVEWAY.



### **Entrance Porch**

Covered porch area, part glazed door to :-

### **Entrance Hall**

Stairs rising to first floor, doors to :-

### **Cloakroom**

White suite comprising low level WC and pedestal basin, part tiled walls, chrome heated towel rail.

### **Lounge**

13' 10" x 11' 3" ( 4.22m x 3.43m )

Dual aspect with double glazed UPVC windows to front and side, radiators.

### **Kitchen Breakfast Room**

13' 9" x 9' 1" ( 4.19m x 2.77m )

Double glazed UPVC window to front. Fitted kitchen comprising one and a half bowl sink and drainer set in roll top surfaces with eye and base level units, built in double oven, gas hob and extractor over, space for further appliances, fitted roll top breakfast bar, under stairs storage cupboard, radiator, door to :-

### **Family/ Dining Room**

21' 1" x 8' 7" max ( 6.43m x 2.62m max )

Double glazed UPVC window and French doors to rear opening to garden, double glazed UPVC window to front, radiator, door to :-

### **Utility Room**

7' 11" x 7' 10" ( 2.41m x 2.39m )

Roll top surface with cupboards over and space for appliances under, radiator, door to storage room.

## **First Floor**

### **Landing**

Loft access, doors to :-

### **Bedroom One**

13' 10" x 10' max ( 4.22m x 3.05m max )

Double glazed UPVC windows to front and to side overlooking the garden, Built in and fitted wardrobes, radiator, door to :-

### **En Suite**

White suite comprising corner shower, low level WC and vanity basin. Fully tiled walls, chrome heated towel rail.

### **Bedroom Two**

8' x 8' max ( 2.44m x 2.44m max )

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

### **Bedroom Three**

11' 4" x 5' 7" ( 3.45m x 1.70m )

Double glazed UPVC window to side, radiator.

### **Bathroom**

Double glazed UPVC window to front, white suite comprising panel bath, low level WC and pedestal basin.

## **Outside**

### **Front**

Laid to shingle with rope link fence, driveway providing off road parking. Gated side access to :-

### **Rear Garden**

Enclosed by panel fence, laid to artificial grass with patio seating area and pergola. Timber summerhouse/home office to remain.

### **Storage Room**

The garage has been part converted to create the utility room and the remaining space provides convenient storage space.

### **Parking**

Driveway parking.

### **Agents Note**

An annual estate charge (£327.33 for the previous year) applies to this property for local flood alleviation scheme.



**view this property online** [williamhbrown.co.uk/Property/MLN104776](http://williamhbrown.co.uk/Property/MLN104776)



welcome to

## Mercury Place, Heybridge Maldon

- Lounge and Family/Dining Room
- Contemporary Throughout
- Corner Position
- Driveway Parking
- No Onward Chain

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £425,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN104776](https://www.williamhbrown.co.uk/Property/MLN104776)



Property Ref:  
MLN104776 - 0002

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](mailto:Maldon@williamhbrown.co.uk)



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



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