

CURTIS O'BOYLE

Sales & Lettings

Scylla Close, Heybridge, Maldon

CM9 4BD

£450,000



Situated on an impressive 0.15-acre plot, tucked away in the corner of this quiet turning in Heybridge, this individual property offers surprisingly spacious and versatile accommodation, together with a particularly generous garden and good frontage providing ample off-street parking

Heybridge is a popular residential area adjoining the historic riverside town of Maldon, offering a good balance between everyday convenience and access to the surrounding countryside. Local shops, schools and amenities are close at hand, with Maldon town centre providing a wider range of independent shops, cafés, restaurants and services. The area is also well placed for access to the Blackwater Navigation and River Blackwater, with attractive waterside walks and countryside nearby.

The property itself has undergone a number of improvements by the current owners and provides approximately 1,335 sq ft of accommodation in total, including the partially converted former garage and the additional unfinished areas. These spaces offer useful potential for further accommodation and could be completed and adapted to suit the requirements of the new owner.

The ground floor comprises a welcoming entrance hall, a light-filled through lounge with windows to the front and French doors opening onto the rear garden, together with a modern fitted kitchen. Off the kitchen is a useful study/breakfast room, providing additional everyday living space.

There is also a ground floor bedroom, ideal for those looking for single-level accommodation or alternatively as a home office, along with a ground floor bathroom.

Off the lounge is a further room which was originally the garage and has been partially converted, creating the potential for an additional reception room, games room, home office or similar use. Although not yet completely finished, this space offers considerable scope for the new owner to complete according to their requirements. Beyond this is a further garden room/workshop, accessed from the garden via French doors.

The first floor provides two good-sized double bedrooms. The principal bedroom benefits from an en-suite shower room, while the second bedroom has the advantage of a walk-in wardrobe area.

Outside, the property is particularly notable for its generous 0.15-acre plot, with a substantial garden providing plenty of space for outdoor entertaining, children, gardening or simply enjoying the surroundings. There is good frontage to the property providing useful off-street parking, while a timber garden room adds further versatility.

With its quiet corner position, generous plot, ample parking, versatile accommodation and scope to further develop the existing converted areas, this is a property that offers considerably more than may initially meet the eye.

ENTRANCE HALL

BEDROOM THREE 9' 8" x 7' 8" (2.95m x 2.34m)

BATHROOM 7' 10" x 5' 5" (2.39m x 1.65m)

KITCHEN 15' 4" x 7' 9" (4.67m x 2.36m)

BREAKFAST ROOM/STUDY 11' 4" x 8' 3" (3.45m x 2.51m)

LOUNGE 22' 9" x 10' 9" (6.93m x 3.28m)

CONVERTED GARAGE (UNFINISHED) 16' x 10' 1" (4.88m x 3.07m)

WORKSHOP GARDEN ROOM 8' 8" x 8' 4" (2.64m x 2.54m)

FIRST FLOOR LANDING

BEDROOM ONE 12' 4" x 10' 4" (3.76m x 3.15m) + recess.

ENSUITE

BEDROOM TWO 15' x 10' 10" (4.57m x 3.3m) max.

REAR GARDEN 0.15 Acre Plot



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

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

1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 1336 sq.ft. (124.1 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		81 B
69-80	C		
55-68	D		
39-54	E	51 E	
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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