



**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.



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## 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: Awaiting

Council Tax Band: E

# £650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104818 - 0004

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