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today on 01268 777400**



## **Harfred Avenue, Maldon Guide price £800,000**

**\*\*Guide Price £800,000-£850,000\*\*No Onward Chain\*\***

A superbly modernised and extended six-bedroom detached family home offered with no onward chain, situated on a quiet private road just 0.3 miles from Heybridge Basin. Arranged over three generous floors and finished to a high standard throughout, the property offers exceptional space and flexibility for modern family and multi-generational living. Features include a stunning high-specification kitchen/dining/breakfast room with bi-fold doors, six double bedrooms, a master bedroom with en-suite, two further bathrooms, a downstairs cloakroom, detached garage, and off-street parking for multiple vehicles. The west-facing rear garden is ideal for entertaining and enjoying evening sunsets. Set within this highly desirable waterside village location close to Maldon, this is a rare opportunity to secure a substantial, high-quality family home in one of Essex's most sought-after settings.

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If you dream of waterside living, sailing, or an active lifestyle on the water, this superbly modernised and exceptionally spacious six-bedroom detached family home in the highly sought-after village of Heybridge Basin is not to be missed. Offered with no onward chain and positioned on a quiet private road, the property enjoys a peaceful and private setting while benefiting from easy access to the excellent amenities and schooling of the historic maritime town of Maldon — making it an ideal location for families seeking both lifestyle and convenience.

This outstanding home delivers a truly aspirational way of life, blending contemporary living with a coastal village atmosphere. Beautifully updated and finished to a high standard throughout, the property has been extended to the rear and is arranged over three generous floors, making it perfectly suited to modern family living and multi-generational accommodation.

At the heart of the home is the stunning high-specification kitchen/dining and breakfast room, showcasing a sleek modern design and opening via bi-fold doors onto the west-facing rear garden — seamlessly connecting indoor and outdoor living. The ground floor also offers generous and versatile living space, complemented by a downstairs cloakroom and well-planned circulation space for everyday family life and entertaining alike.

The property provides six impressive double bedrooms, including a spacious master bedroom with its own ensuite shower room, as well as two further beautifully finished bathrooms, offering excellent comfort and practicality for larger families. The layout across three floors provides outstanding flexibility for families, guests, home working, or extended family living.

Externally, the home enjoys the privacy of its quiet private road setting and benefits from a single detached garage, together with a substantial frontage providing off-street parking for multiple vehicles. The west-facing rear garden is easy to maintain, ideal for entertaining, and perfectly positioned for enjoying beautiful sunset views — creating a wonderful setting for relaxing evenings with family and friends.

Located just 0.3 miles from Heybridge Basin, the property sits in one of the area's most desirable waterside village locations, adjacent to the Blackwater Estuary. The village is renowned for its picturesque canal walks, sea wall paths, and vibrant waterside atmosphere, with charming tea rooms, pubs, and restaurants dotted along the waterfront. Heybridge

Basin is also home to the Blackwater Sailing Club, with the river providing a lively hub for sailing, boating, and water sports. Across the water lies Northey Island, owned and managed by the National Trust, accessible from Maldon at low tide and offering a unique natural landscape to explore.

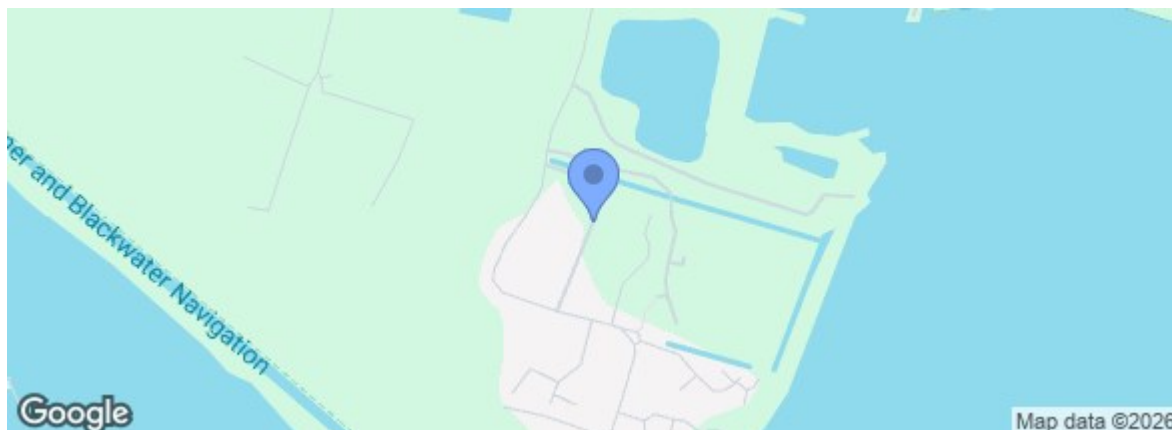
Local amenities are available in nearby Heybridge, with a wider selection of supermarkets, shops, and services just under three miles away in the popular riverside town of Maldon. The area is well served for education, with Heybridge Primary School approximately 1.8 miles away, alongside a strong choice of both primary and secondary schools in Maldon. Further educational options are available in Danbury and Chelmsford, including a selection of independent schools and two highly regarded grammar schools.

The property falls within Council Tax Band F and represents a rare opportunity to acquire a substantial, high-quality family home in one of Essex's most desirable waterside locations.



**Approx. Gross Internal Floor Area 2519 sq. ft / 233.00 sq. m**

Energy Efficiency Rating	
Current	Potential
76	82
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC	



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