Crescent Road, Heybridge, CM9 4SJ

Guide price £375,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN!! Nestled on the desirable Crescent Road in Heybridge, Maldon, this charming two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient lifestyle. Upon arrival, you are immediately struck by the property's impressive and expansive 51 meter/167 feet frontage, which not only enhances its kerb appeal but also provides privacy and ample off-road parking. The property offers a great deal of potential.

The property offers a spacious lounge/diner and a kitchen/breakfast room which is a practical and functional space, ideal for culinary pursuits. The two bedrooms, provide comfortable accommodation for residents or guests. A well-appointed bathroom serves both bedrooms, completing the internal living arrangements. The location on Crescent Road in Heybridge is highly desirable, offering a blend of peaceful residential living with convenient access to local amenities. Maldon itself is a historic market town known for its picturesque waterfront, independent shops, cafes, and restaurants. Council Tax Band D. Energy Efficiency Rating D.

Entrance Porch
Part glazed entrance door and door to lounge/diner

Lounge/Diner
22'2 x 11'5 (6.76m x 3.48m)
Dual aspect with pvc double glazed window to front and side, radiator and storage cupboard. Doors to inner hallway and door to bedroom 2.

Kitchen/Breakfast Room
12'9 x 9'9 (3.89m x 2.97m)
Dual aspect with pvc double glazed window to front and side and door to side. Selection of base and wall cabinets with space for some appliances. Sink and drainer unit, airing cupboard.

Main Bedroom
11'4 x 9'10 (3.45m x 3.00m)
Pvc double glazed window to rear, radiator, built in wardrobe.

Bedroom 2
9'6 x 7' (2.90m x 2.13m)
Pvc double glazed window to rear, radiator, built in wardrobe.

Bathroom
Pvc double glazed window, three piece suite comprising of wc, wash hand basin and bath with mixer tap.

Frontage and exterior
167'3" (51)
With an impressive 51 meter/167 feet frontage that offers ample parking and lawned areas with screening hedges offering privacy. Access to the side leads to the rear garden which is lawned (oil tank to side) door to garage.

Garage
17'7 x 8' (5.36m x 2.44m)
Up and over door, window and door to the garden.

Area Information
Set on the picturesque Blackwater Estuary, Maldon is one of Essex's most sought-after market towns, combining rich maritime history with a vibrant modern community. Famous for its historic Hythe Quay, traditional Thames sailing barges, and the popular Promenade Park, Maldon offers an attractive blend of coastal charm, open green spaces, and everyday convenience.

The town benefits from a thriving High Street with a wide range of independent shops, cafés, restaurants, and leisure facilities, together with highly regarded schooling and excellent local amenities. Maldon also provides convenient access to Chelmsford, Colchester, and surrounding commuter routes, making it particularly appealing to families and professionals alike. With scenic riverside walks, a strong community atmosphere, and a relaxed pace of life, Maldon continues to be regarded as one of the most desirable places to live within Essex.

It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. The town centre itself is a treasure trove of historic buildings, with many independent shops and eateries housed in structures that have stood for generations. St Mary's Church, with its distinctive spire, is another prominent landmark, offering a sense of continuity and architectural beauty.

Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.
Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Approximate total area(1)

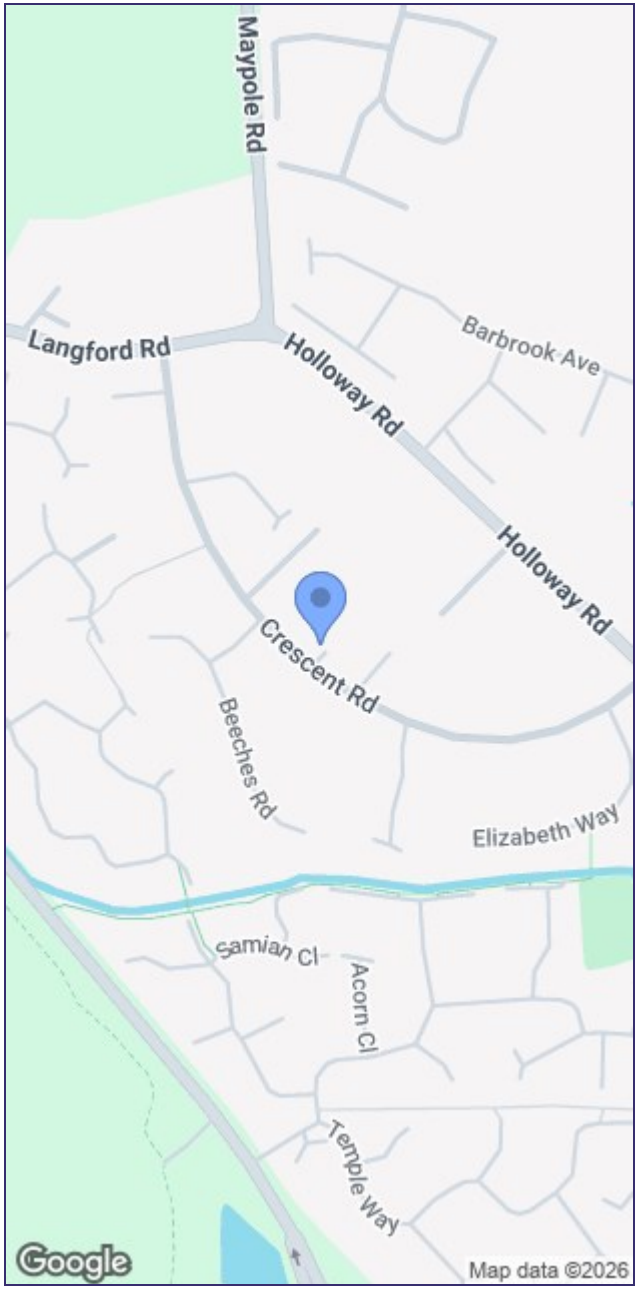
809 ft²

75.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Church
Hawes

Church
Hawes

Church
Hawes

Church
Hawes