



Kelvedon Road, Wickham Bishops, CM8 3LZ

Guide price £600,000



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GUIDE PRICE £600,000 - £650,000. This EPC A rated 3 double bedroom property located in a private cul-de-sac location boasts air source underfloor heating to the ground floor and solar PV panels ensuring a high efficiency home for generations to come. The high specification of this property continues internally with high specification kitchen appliances, quartz stone worktops and true handleless kitchen. Vinyl flooring and good quality carpets are throughout the property with energy efficient low output lighting, bifold doors and windows create an exceptional family home.

Some More Information

Access through the contemporary entrance door leads into the welcoming reception hall where stairs rise to the first floor with glazed balustrades and doors give access to all ground floor rooms. The kitchen comprises with a range of eye and base level cupboards and drawers beneath, quartz stone worktops, fitted appliances including fridge/freezer, dishwasher, washing machine, 5 ring induction hob, single oven with combination microwave oven above. Doors lead into the spacious living dining room where bifold doors give access to the rear garden along with windows to the side and rear elevation. From the entrance hall further door gives access to the ground floor cloakroom fitted with a close coupled WC and vanity wash hand basin. Completing the downstairs accommodation is a large hall cupboard where the unvented hot water cylinder and under floor heating controls are located and a further storage cupboard is located beneath the stairs.

To the first floor there are three double bedrooms, the principle bedroom having an en-suite shower room comprising white with grey marbled tiled walls, walk in shower enclosure with dual head shower, vanity wash hand basin and close coupled WC. Bedroom two has a window to the rear and bedroom three has a window to the front, both of these bedrooms are served by the four-piece family bathroom comprising panel enclosed bath, close coupled WC, vanity wash hand basin and shower enclosure again with dual head shower.

Externally

Located towards the end of a private cul-de-sac the property benefits from a block paved driveway leading to detached single

garage with electric roller shutter doors and electric vehicle charging point gated side access leads between the garage and property to the rear garden that commences with an expensive area of paved terrace the balance of the garden is laid to lawn and enclosed by wood panel fences.

Location

Located in the village of Wickham Bishops, the property is located 0.6 miles from the community village hall, which offers a range of classes, clubs and activities as well as having a children's play area within the grounds. The village of Wickham Bishops also offers Library, village shop and Post Office, "Mrs Salisbury's Tea Rooms, along with Health Food shop, Estate Agents, nail salon and two hairdressers. Located just 2 miles from the property is Benton Hall, Golf, Health and Country Club, which offers not only an 18 hole championship golf course as well as the "Bishops" par 3, 9 hole course. The health club offers various classes along with indoor swimming pool, gymnasium, and spa facilities.

The nearby town of Maldon with its historic quay offers several independent and high street retailers as well as supermarkets and restaurants, as does Witham, which is located 3.1 miles from the property but in addition has a mainline railway station with a fast and frequent service to London Liverpool Street Station.

Entrance Hall

17'4" x 11'0" (5.28m x 3.35m)

Kitchen

14'1" x 11'6" (4.29m x 3.51m)

Living Room

25'7" x 17'0" max (7.80m x 5.18m max)

W.C

6'5" x 4'0" (1.96m x 1.22m)

Bedroom One

14'3" x 13'9" (4.34m x 4.19m)

En-Suite

10'2" x 5'0" (3.10m x 1.52m)

Bedroom Two

15'4" x 11'0" (4.67m x 3.35m)

Bedroom Three

11'0" x 11'0" (3.35m x 3.35m)

Bathroom

14'4" x 8'9" max (4.37m x 2.67m max)

Garage

Services

Council Tax Band - TBC

Local Authority - Maldon District Council

Tenure - Freehold

EPC - A

Electricity - Mains

Central Heating Air Source Via underfloor to ground floor radiators to first floor

Drainage Mains

Mains Water

Planning Applications in the Immediate Locality - Speak to

Agent.

Construction Type - We understand the property to be brick construction. The property does have step free access to the property.

Broadband Availability - Ultrafast Broadband Available with speeds up to 1800mbps (details obtained from Ofcom Mobile and Broadband Checker) – February 2026.

Mobile Coverage - It is understood that the mobile phone service is available from O2 (details obtained from Ofcom Mobile and Broadband Checker) - February 2026.

Flooding from Surface Water – Very Low

Flooding from Rivers and Sea - Very Low Risk

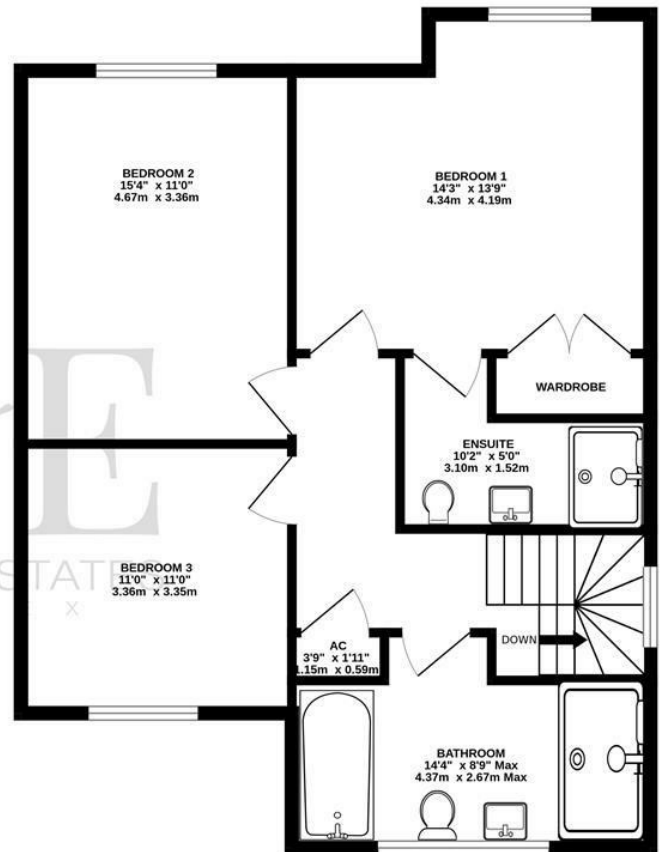
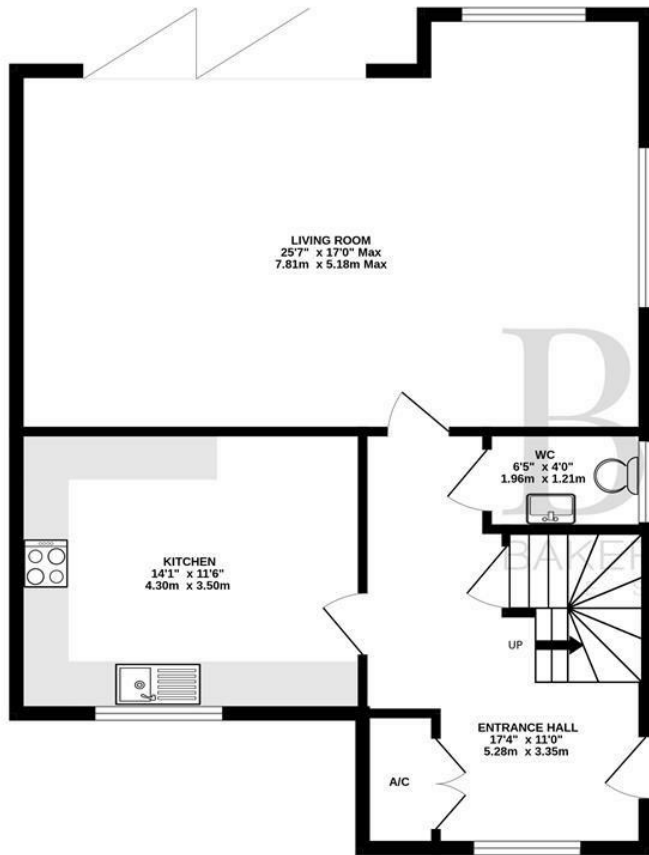
Flooding from Reservoirs Unlikely In This Area

Flooding from Ground Water - Unlikely In This Area (details obtained from gov.uk long term flood risk search) - February 2026.



GROUND FLOOR
754 sq.ft. (70.1 sq.m.) approx.

1ST FLOOR
771 sq.ft. (71.6 sq.m.) approx.

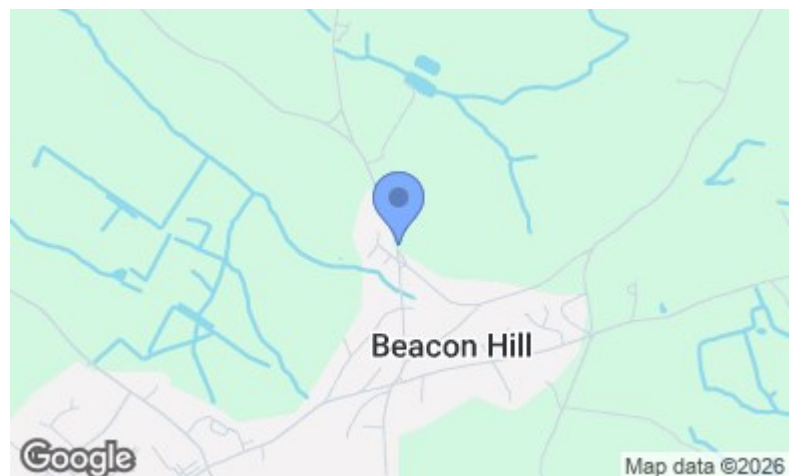


TOTAL FLOOR AREA : 1525 sq.ft. (141.7 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs		92	100
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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