



164 Goldhanger Road, Heybridge , Essex CM9 4QS
Guide price £550,000

Church & Hawes

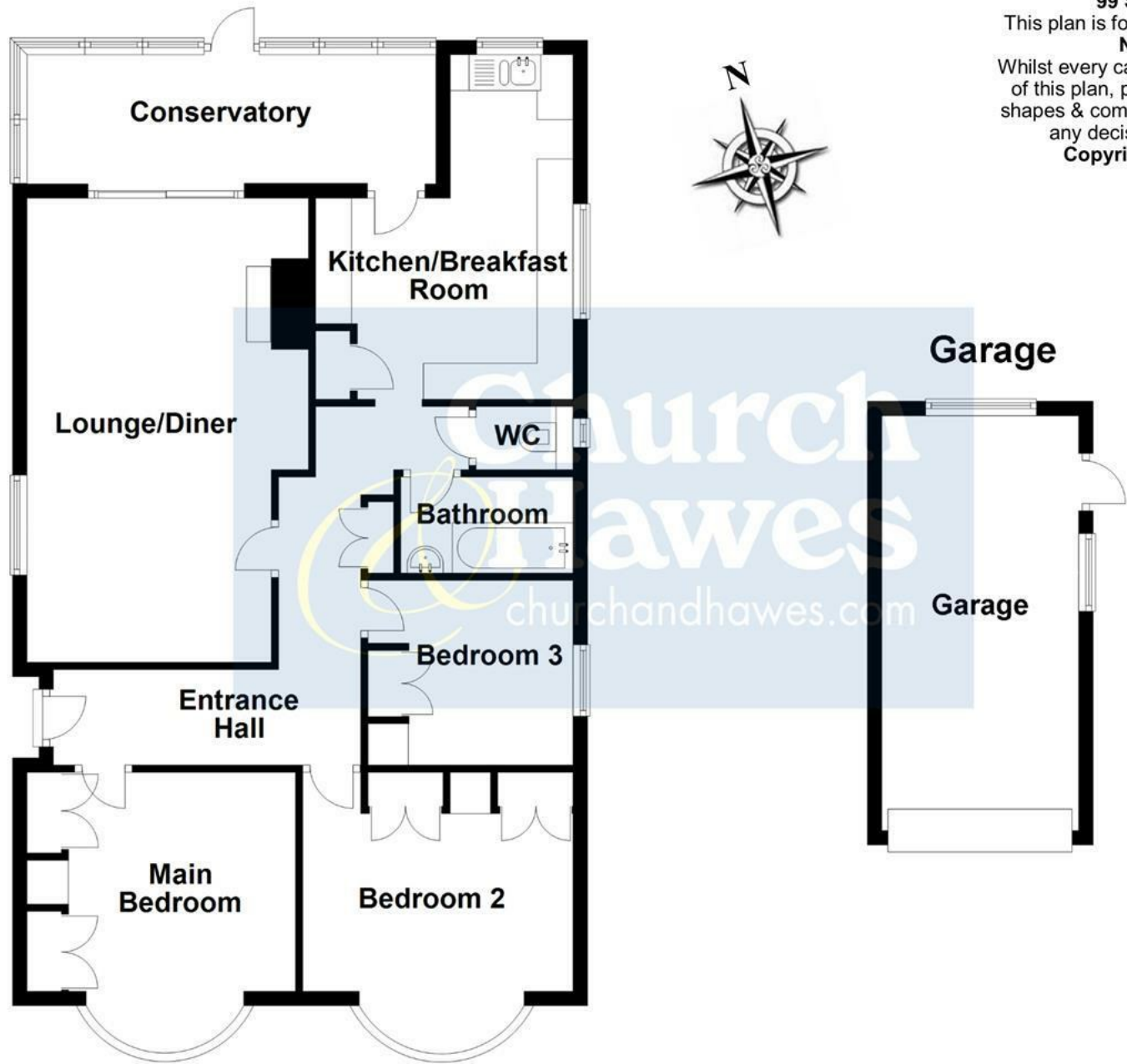
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

FIRST TIME ON THE MARKET!! For this splendid THREE bedroom DETACHED BUNGALOW which is situated on an approx plot of 0.22 ACRES/0.089 HECTARES. Internally the property also offers a lounge/diner, kitchen/breakfast room and Conservatory. The rear garden measures 132' (40.2 meters) and a 52' (15.8 meters) frontage, which offers ample parking for numerous vehicles and a driveway which leads to the DETACHED GARAGE with roller door. This really is a rare opportunity to buy this DOUBLE BAY fronted BUNGALOW that also offers NO ONWARD CHAIN!! Council Tax Band D. Energy Efficiency Rating D.



Ground Floor



APPROX INTERNAL FLOOR AREA
99 SQ M 1070 SQ FT

This plan is for layout guidance only and is
NOT TO SCALE

Whilst every care is taken in the preparation
of this plan, please check all dimensions,
shapes & compass bearings before making
any decisions reliant upon them.
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Entrance Hall

Replacement entrance door, radiator. Access to loft. Doors to

Master Bedroom 13' x 12'3 (3.96m x 3.73m)

Pvc double glazed Bay window to front, radiator. Built in fitted wardrobes.

Bedroom 2 13' x 12'5 (3.96m x 3.78m)

Pvc double glazed Bay window to front, radiator. Built in fitted wardrobes.

Bedroom 3 9'1 x 8'5 (2.77m x 2.57m)

Pvc double glazed window, radiator. Built in wardrobes.

Bathroom

Pvc double glazed window, radiator. Two piece white suite comprising of bath and wash hand basin with vanity cupboard. Part tiled to walls.

Cloakroom

Pvc double glazed window, wc, radiator and part tiled to walls.

Lounge/Diner 22'1 x 12'10 (6.73m x 3.91m)

Dual aspect with pvc double glazed window to side and patio doors to the conservatory. Fire surround and three radiators.

Kitchen/Breakfast Room 15'8 x 10'10 (4.78m x 3.30m)

Pvc double glazed window to rear and window to side. Selection of base and wall cabinets with space for various appliances. sink and drainer unit and airing cupboard. Radiator. Door to conservatory.

Conservatory 18'7 x 6'3 (5.66m x 1.91m)

Pvc double glazed windows to side and rear with door to rear garden. Two radiators and tiled floor.

Rear Garden 132' x 40' (40.23m x 12.19m)

This amazing garden offers a large patio with further approx 80' lawned garden, access to side and access to garage and driveway.

Frontage 52' (15.85m)

There is ample parking on the driveway for 8 plus vehicles, which leads to the DETACHED GARAGE with side door to the garden and roller door.

Area Description

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants. 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. Today Heybridge Basin is a haven for leisure craft and walkers and also offers two popular pubs. Further information can be found by visiting "www.itsaboutmaldon.co.uk". Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from

Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

Agents Note

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 him/herself 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.

