



Abbotsmead, Heybridge, CM9 4PT
£415,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This modern three double bedroom family house is situated within a popular development on the fringes of Maldon and Heybridge! The property is well presented and offers a wealth of fine features! which include TWO ENSUITES plus FAMILY BATHROOM, BUILT in WARDROBES to all THREE BEDROOMS, LOUNGE, CLOAKROOM, KITCHEN/DINER and a VERY IMPRESSIVE CONSERVATORY. Externally the property benefits from LOW MAINTENANCE GARDEN, GARAGE and OFF ROAD PARKING.

Tenure: Freehold - Council Tax Band D - Energy Efficiency Rating C

Entrance Hall

Main entrance door, stairs leading to the first floor, radiator.

Lounge

Feature fire with surround, double glazed window, radiator, built in storage cupboard.

Inner Hall

Access to Cloakroom and Kitchen/Diner

Ground Floor Cloakroom

Low level WC, hand basin, radiator.

Kitchen/Diner

Range of wall and base units, work top surfaces, 1 and 1/2 bowl sink with drainer, integrated appliances. Double glazed window, radiator, sliding patio door leading into the conservatory.

Conservatory

Brick based with sealed double glazed units, under floor heating, double glazed French doors leading to the garden.

First Floor

Airing cupboard, loft access

Bedroom One

Triple double glazed windows, built in triple wardrobes, radiator. Access to En Suite.

En Suite

Shower cubicle with shower unit, low level wc, wash basin, radiator.

Bedroom Two

Double glazed window, built in double wardrobe, radiator. Door to En Suite

En Suite

Shower cubicle with shower unit, low level wc, wash basin, radiator, double glazed window.

Bedroom Three

Double glazed window, radiator, built in double wardrobe.

Bathroom

Panel bath with shower attachment, low level wc, wash basin, radiator, double glazed window.

Outside

Garden

Attractive low maintenance garden which is mainly laid to patio with rear enclosed raised beds with a mixture of trees and plants. Access to the garage.

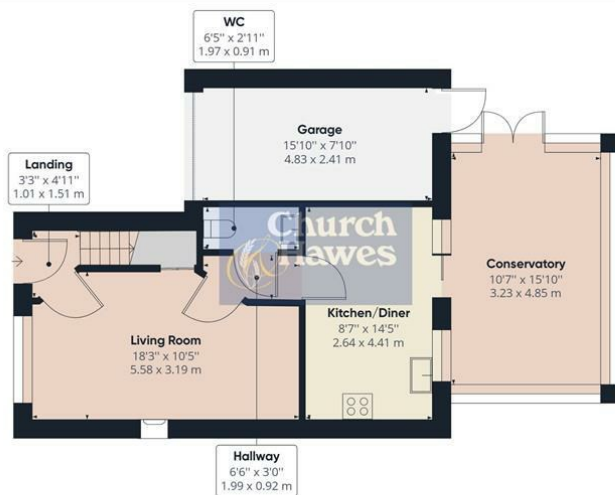
Garage & Parking

Up and over door with power and lighting. Parking also provided in front of the garage via a driveway.

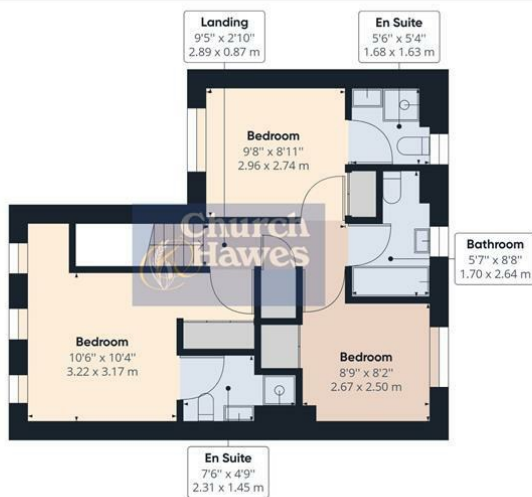
Agents Note

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.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1170.54 ft²
108.75 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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