



Crescent Road, Heybridge , Essex CM9 4SN  
Guide price £580,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Situated within this sought after location is this IMPRESSIVE and WELL PRESENTED FOUR bedroom DETACHED home that offers a STUNNING 7.82m/25'7" CONSERVATORY that overlooks the 19.5 metres/64 feet rear garden. Further accommodation includes LOUNGE, KITCHEN and CLOAKROOM, there is also a FOUR piece BATHROOM with separate shower cubicle. The property also offers ample parking on the 12.3 metres/40 ft driveway which leads to the DOUBLE LENGTH GARAGE. Council Tax Band E. Energy Efficiency Rating D.





**Main Bedroom 11'8 x 9'10 (3.56m x 3.00m)**

Pvc double glazed window overlooking the rear garden, radiator.

**Bedroom 2 9'9 x 9'4 (2.97m x 2.84m)**

Pvc double glazed window, radiator. Storage cupboard.

**Bedroom 3 9'11 x 8'3 (3.02m x 2.51m)**

Pvc double glazed window, radiator. built in wardrobe.

**Bedroom 4 8'9 x 6'11 (2.67m x 1.86.23m)**

Pvc double glazed window, radiator. built in wardrobe.

**Bathroom**

Pvc double glazed window, radiator. Four piece white suite comprising bath with centralised mixer tap and separate shower cubicle with shower system, wc, wash hand basin with vanity cabinet and bath with mixer tap. Tiled to floor and walls

**Landing**

Pvc double glazed window. Access to loft, radiator. Stairs down to entrance hall.

**Entrance Hall**

Replacement entrance door, doors to cloakroom, kitchen, lounge/diner and garage.

**Cloakroom**

Pvc double glazed window, radiator. Two piece white suite comprising of wc and wash hand basin.

**Kitchen 13'9 x 9'4 (4.19m x 2.84m)**

Pvc double glazed window, selection of base and wall cabinets with integrated fridge/freezer, dishwasher and Bosch oven with gas hob and extractor fan over. Sink set into work surface with mixer tap. Door to side access and door to lounge/diner.

**Living/Dining Room 25'8 x 11'11 (7.82m x 3.63m)**

Pvc double glazed window, three radiators, part laminate flooring. French doors to conservatory.

**Conservatory 25'7 x 8'11 (7.80m x 2.72m)**

This stunning area is double glazed with windows overlooking the rear garden and a glass roof. Polished

tilled floor, ceiling fan/light. Under floor heating and radiators. Double doors to rear garden.

**Rear Garden 64 x 43 (19.51m x 13.11m)**

This delightful garden offers seclusion with patio area and the remainder is lawned with flower and shrub borders. Two large sheds one with electric to the end of the garden. Access to side measures approx 2.35 metres/ 7'7 feet.

**Frontage 40'4" (12.3)**

Impressive frontage with parking on the driveway for 4/5 vehicles with remainder lawned. Access to side measures approx 2.35 metres/ 7'7 feet.

**Double Length Garage 34'4 x 7'11 (10.46m x 2.41m)**

Up and over door, power and lighting. Door to garden.

**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" .

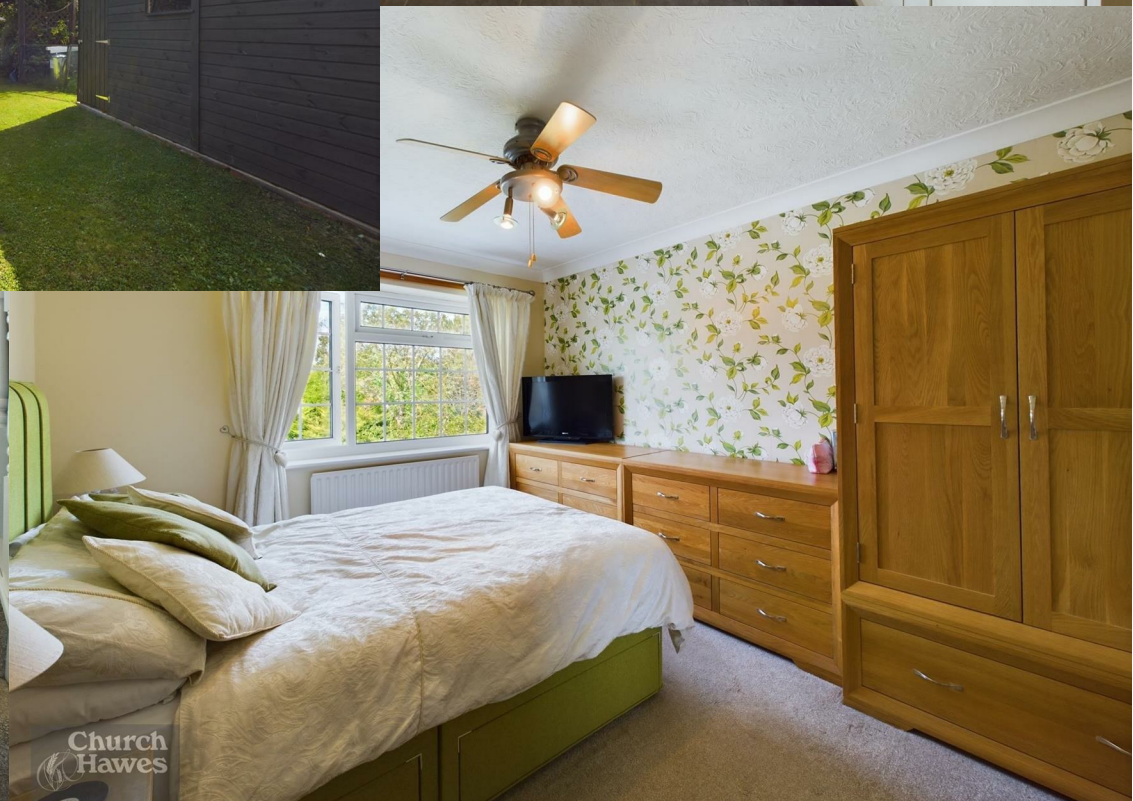
Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles

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.

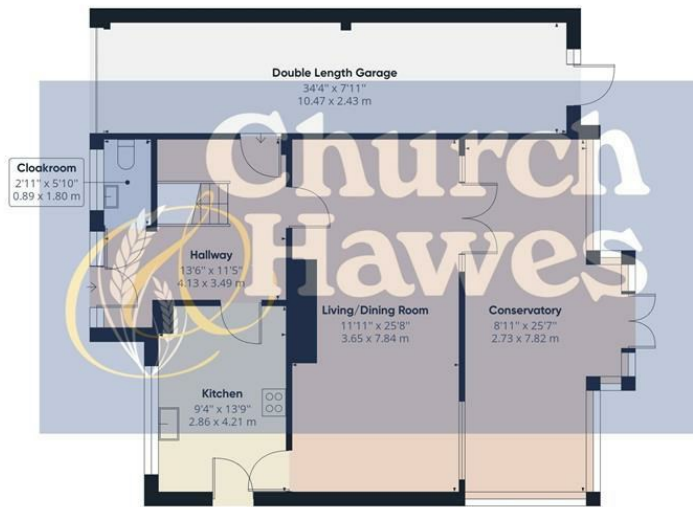




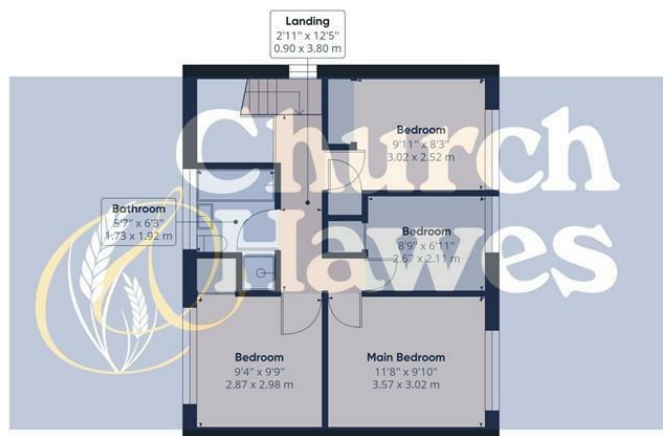








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>

1634.38 ft<sup>2</sup>  
151.84 m<sup>2</sup>

(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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