

oakheart



£375,000

Offers In Excess Of  
Everest Way, Heybridge, Maldon



## SPACIOUS CONVENIENCE

A late 1970s extended semi-detached home that is on the market for the first time in almost 50 years. A property that has been a family home with many happy memories. Lovingly maintained and updated and a home you can 'move straight-in'.

A deceptively spacious home with four double bedrooms offers versatile and well-proportioned accommodation, ideal for modern family living.

The property benefits from off-street parking for one vehicle and is conveniently located within walking distance of local amenities and well-regarded schools.

The accommodation comprises three reception rooms, including a bright open-plan living area with fully fitted modern kitchen to the front and living/dining area to the rear. Large floor to ceiling patio doors bring in nature light and bring the outside in. To the left of this area is the family / playroom that is perfect for children to have their 'own space' for toys, a

study area, sofa and television. A home that provides excellent space for both everyday living and entertaining. All double bedrooms benefit from fitted wardrobes, with the cavernous principal bedroom enjoying its own en suite, along with the added convenience of a downstairs WC. In total there are three bathrooms - en-suite, family bathroom and separate shower room.

To the rear, the property features a private garden that is not overlooked, creating a peaceful outdoor space ideal for relaxation and family use. Secure and safe for children and pets





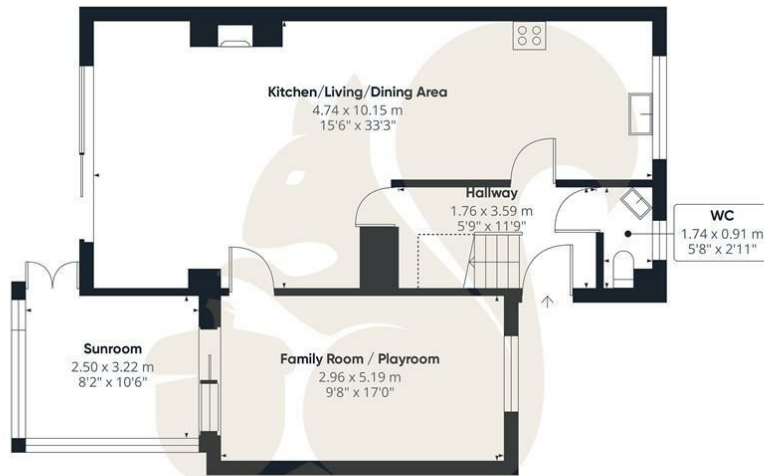




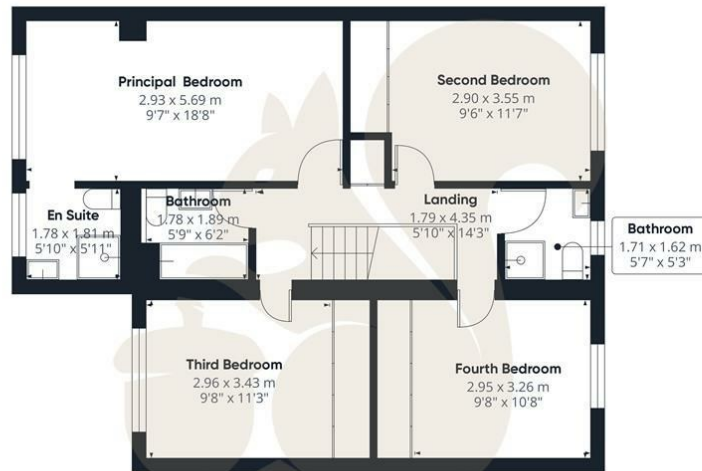








Ground Floor



Floor 1

**oakheart**

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

137.6 m<sup>2</sup>

1479 ft<sup>2</sup>

Reduced headroom

1.1 m<sup>2</sup>

12 ft<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 1.5 m/5 ft

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

GIRAFFE360

Local Authority:

Maldon District

Tenure:

Freehold

Council Tax Band:

D

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

Oakheart Mersea

01206 382191

mersea@oakheart.co.uk

34a Barfield Rd, West Mersea, Colchester, Essex, CO5 8QT

**oakheart**