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HOMES



Holloway Road  
Heybridge, Maldon CM9 4SG  
Offers Over £500,000



## Holloway Road, Heybridge, Maldon, CM9 4SG

This charming, detached cottage, believed to date back more than 250 years, is a wonderful blend of period character and practical family living. From the welcoming hallway you step into a cosy lounge complete with exposed beams and a log burner, creating the perfect atmosphere on cooler evenings. To the rear, the heart of the home is the open-plan kitchen and dining area with French doors opening onto the garden, making it a fantastic space for entertaining or enjoying relaxed family time. Upstairs, four well-proportioned bedrooms, complemented by a stylish family bathroom.

This wonderful period home is ideally located within walking distance to Heybridge shops and Maldon High Street, offering a variety of local amenities, cafés, and boutiques. Chelmsford City Centre is also within easy reach, providing excellent shopping & leisure facilities plus fast rail connections into London Liverpool Street. The balance of village life and convenient access to larger centres makes this location particularly attractive.

On the ground floor, the spacious hallway leads to a welcoming lounge filled with period features, including timber beams and a log-burning stove. The open-plan kitchen and dining room to the rear offers modern convenience with direct access to the garden, making it an ideal layout for entertaining. Upstairs, the first floor is home to four bedrooms, three of which are generous doubles, plus a single room ideal as a nursery or home office, and a family bathroom finished with classic style.

Externally, the property offers a south-west facing garden that enjoys sunshine well into the evening, alongside a useful outbuilding for storage. The driveway currently provides space for two vehicles, with potential to create further parking if required. This is a rare opportunity to own a characterful home that combines period charm with modern family living. With its welcoming interiors, sunny garden, and prime location within walking distance of Heybridge & Maldon.

















# HONEYWOOD COTTAGE

Approx. Gross Internal Area 142.3 Sq M ( 1532.1 Sq Ft )

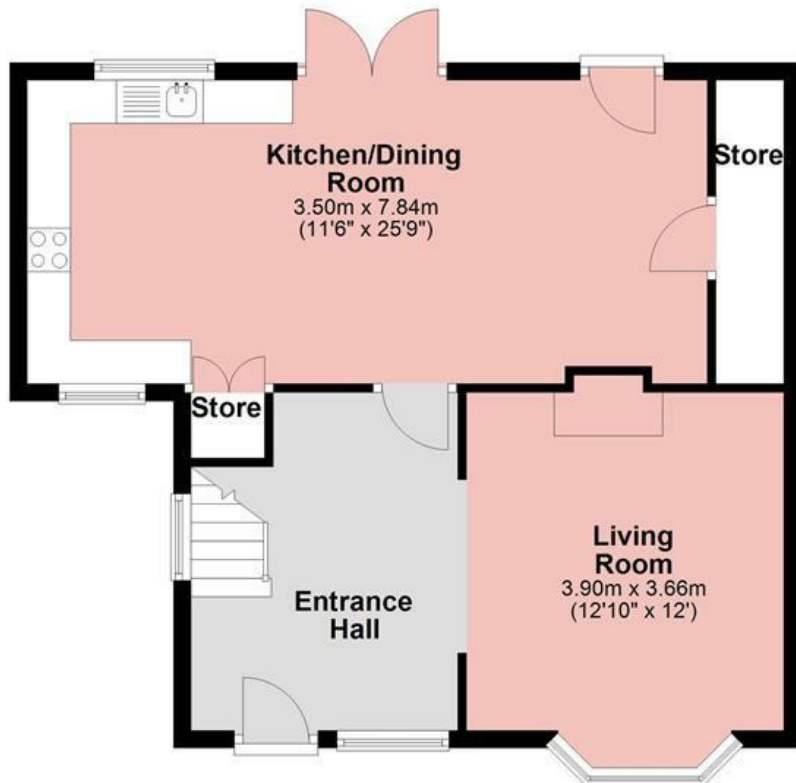


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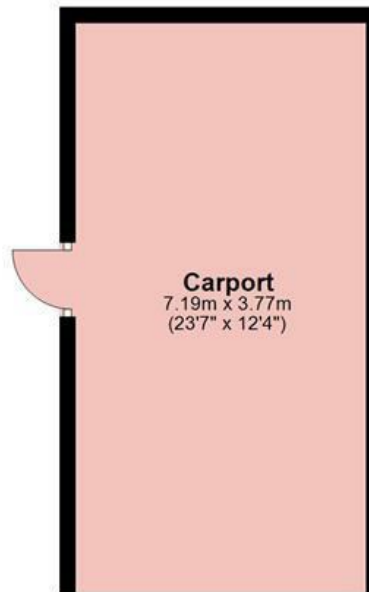
## Ground Floor

Approx. 58.2 sq. metres (626.1 sq. feet)



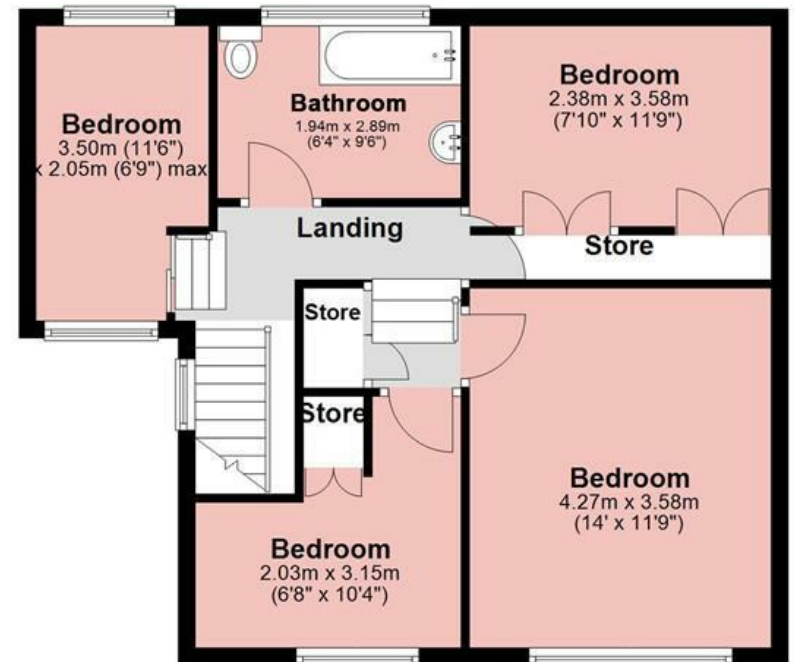
## Carport

Approx. 27.1 sq. metres (291.4 sq. feet)

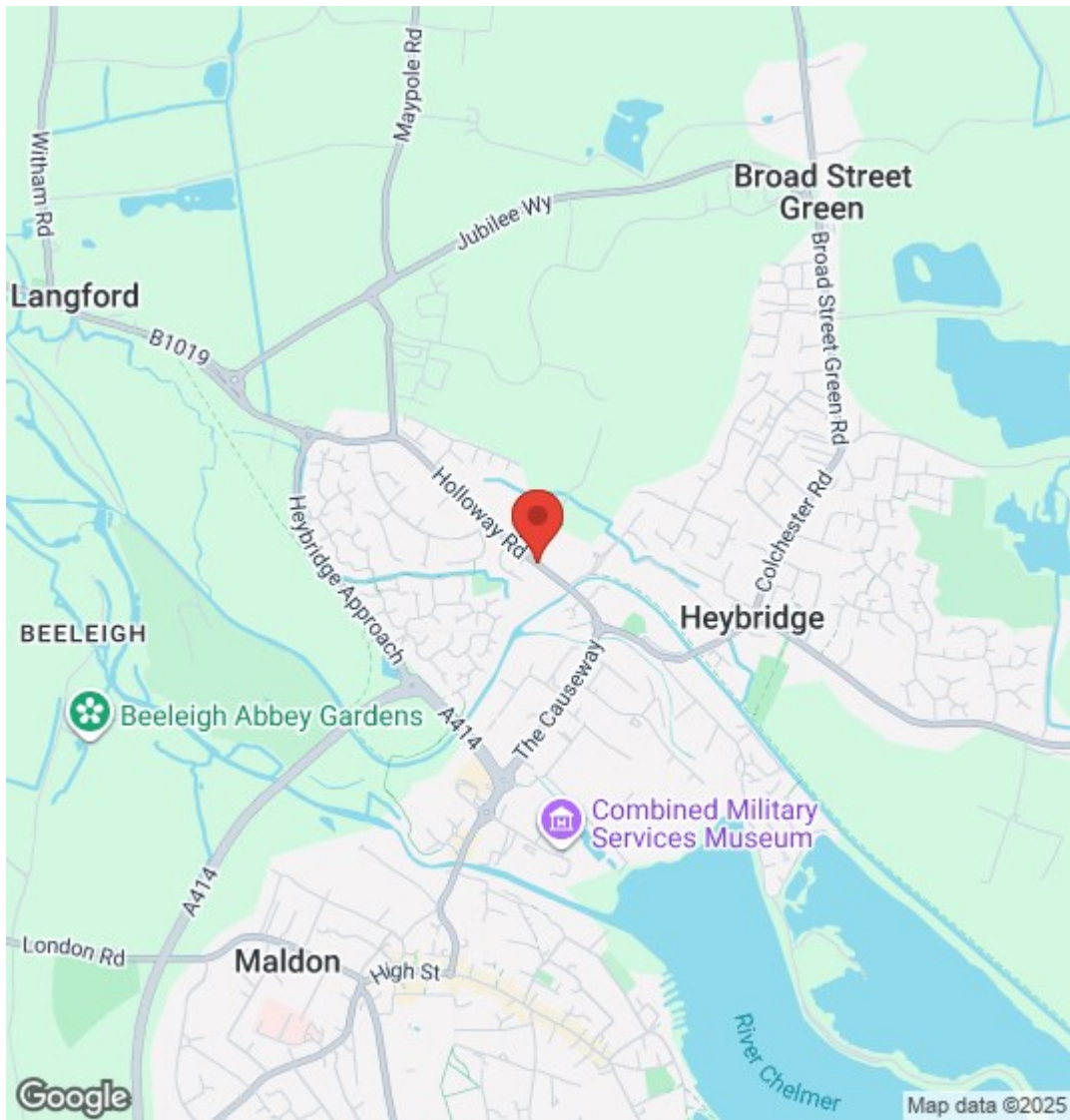


## First Floor

Approx. 57.1 sq. metres (614.5 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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