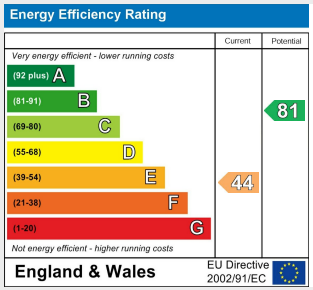
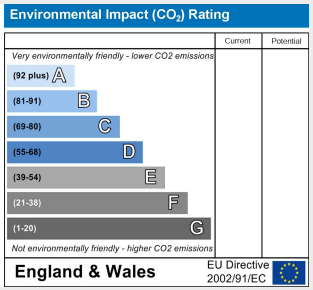
Paul Mason Associates

The Causeway, Heybridge, CM9 4LL

Guide price £325,000

- Three Bedroom Semi-Detached Family Home
- 14'5" x 12'5" Lounge with a Cozy Multi-Purpose Burner
- Open Plan Kitchen/Diner with Integrated Appliances
- 13'9" x 8'2" Conservatory/Sun Room
- Convienent Laundry Room and Downstairs Cloakroom
- Good Sized Bedrooms with Storage
- Family Bathroom with High-Level Toilet
- Large Rear Garden with Patio Area and Parking at the Back
- Located only 1.4 Miles from Maldon Promenade
- EPC - E





GUIDE PRICE - £325,00-£350,000... No Onward Chain...

Situated in the sought-after town of Heybridge, Maldon, this charming three bedroom semi-detached family home offers a wonderful blend of comfort, character, and practicality. The property is situated only a 1.4 miles walk from Maldon Promenade which provides wonderful river walks or Beeleighs Falls in the opposite direction. Maldon Town, only 0.6 miles away, offers a host of local amenities including shops, supermarkets and schools, as well as restaurants and bars.

The ground floor features a welcoming lounge with a cozy multi-fuel burner — perfect for relaxing evenings — which flows seamlessly into a spacious open-plan kitchen/diner. The kitchen is well-equipped with integrated appliances, including an oven and dishwasher, making it both stylish and functional. From here, you'll find access to a light-filled conservatory/sunroom, ideal for use all year round. A convenient lean-to leads to a laundry room and a downstairs cloakroom, adding to the practicality of the layout.

Upstairs, the property boasts three generously sized bedrooms, all well-suited for family living or home office space. The family bathroom is fitted with a high-level toilet, heated towel rail, and modern fixtures.

Externally, the home benefits from a good-sized rear garden, mainly laid to lawn with a patio area ideal for entertaining or enjoying sunny days. Rear access leads directly to a private driveway, adding further convenience. This well-presented property is perfect for families or those looking to settle in a peaceful yet well-connected area, close to local amenities and schools.

Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer.

Awaiting

Floorplan

Accomodation

Ground Floor

Entrance Hall
4.1 x 1.6 (13'5" x 5'2")

Kitchen/Diner
4.8 x 3.9 (15'8" x 12'9")

Lounge
4.4 x 3.8 (14'5" x 12'5")

Conservatory
4.2 x 2.5 (13'9" x 8'2")

Lean To
3.1 x 2.4 (10'2" x 7'10")

Laundry Room
1.8 x 1 (5'10" x 3'3")

Cloakroom
1.8 x 1 (5'10" x 3'3")

First Floor

Landing
2.7 x 2.6 (8'10" x 8'6")

Bedroom One
3.9 x 3.6 (12'9" x 11'9")

Bedroom Two
3.8 x 2.9 (12'5" x 9'6")

Bedroom Three
2.7 x 2.3 (8'10" x 7'6")

Family Bathroom
2 x 1.6 (6'6" x 5'2")

Exterior

Rear Garden

Rear Driveway

Property Services

Gas - Mains
Electric - Mains
Water - Mains
Drainage - Mains
Heating - Oil Central Heating
Local Authority - Maldon District Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

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The Property Ombudsman SALES

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