



38 Crescent Road, Heybridge , CM9 4SJ
Guide price £425,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Nestled in the sought-after area of Crescent Road, Heybridge, this charming detached bungalow presents an excellent opportunity for those seeking a property with potential for enhancement. Set on an impressive plot of approximately 0.3 acres, the property boasts a generous frontage, providing ample space for outdoor activities and gardening.

Two/Three bedrooms, with one/two reception rooms and kitchen, shower room. The property is situated in a popular location, offering a blend of tranquillity and accessibility. Residents can enjoy the benefits of a peaceful neighbourhood while being within easy reach of local amenities and transport links. For those with a vision, there is significant potential to improve or extend the property, subject to any necessary planning conditions. This flexibility allows you to tailor the home to your personal taste and requirements, making it a truly unique opportunity.

In summary, this detached bungalow on Crescent Road is a rare find, combining a desirable location with the promise of future development. Whether you are looking to settle into a comfortable home or seeking a project to make your own, this property is well worth considering. Energy Efficiency Rating G. Council Tax Band D

Entrance Hall

Part glazed entrance hall, wall mounted heater, loft access. Airing cupboard. Doors to

Bedroom 12'7 x 11'3 (3.84m x 3.43m)

Double glazed bay style window. wall mounted heater.

Bedroom 11'3 x 9'10 (3.43m x 3.00m)

Double glazed window.

Lounge 11'8 x 11'3 (3.56m x 3.43m)

Double glazed bay style window. wall mounted heater.

Dining Room/Bedroom 11'3 x 10'11 (3.43m x 3.33m)

Double glazed window, tiled fireplace.

Kitchen 11'4 x 7'5 (3.45m x 2.26m)

Double glazed window, base cabinets with sink, Space for some appliances. Larder cupboard.

Bathroom 8'1 x 7'3 (2.46m x 2.21m)

Double glazed window, three piece white suite comprising of wc, wash hand basin. Bath with mixer tap and Triton shower system.

Rear Garden 76'1" x 55'1" (23.2 x 16.8)

Lawned with two sheds and flowers/shrubs. Access to the side leading to the frontage.

Frontage 185'4" (56.5)

This impressive frontage offers ample space which is mainly lawned with access to the detached garage.

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. Maldon is also famous for its delectable product, Maldon Sea Salt, which is

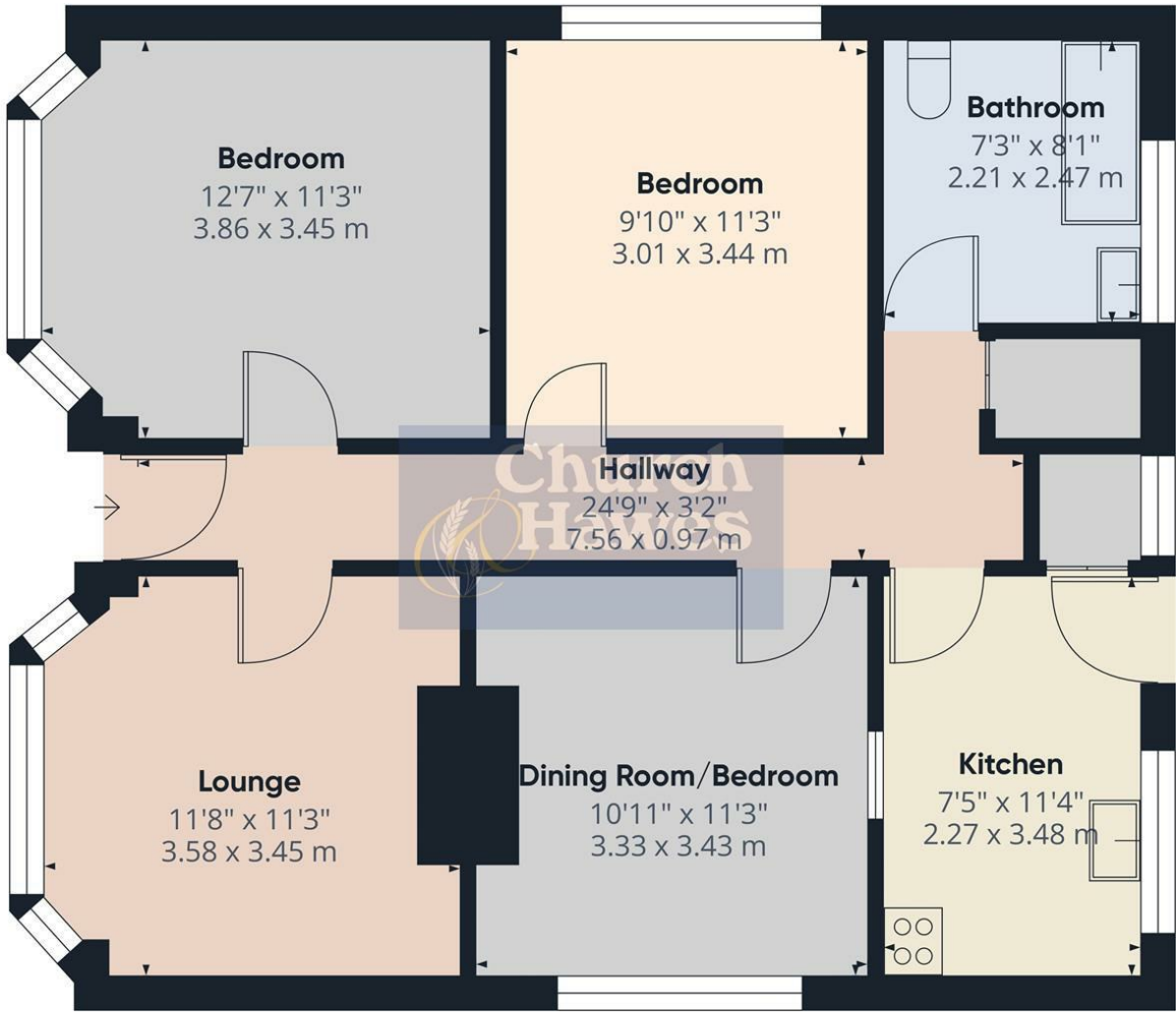
harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

Neighbouring 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. Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

Agents Note & Money Laundering

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 themselves 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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Approximate total area^m
766 ft²
71.2 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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