



- Four bedroom detached house
- Sought after location
- Four reception rooms
- Large conservatory
- Private road
- Generous plot
- refitted kitchen with Granite worktops
- Ample off road parking
- No onward chain
- Gas central heating

The Berries, Harfred Avenue, Heybridge Basin, Maldon, Essex. CM9 4RH.

Occupying a fabulous plot on a private road in the sought after Heybridge Basin, is this spacious four bedroom executive detached residence. The property boasts a unique location overlooking the river Blackwater from it's very own private balcony. The accommodation is vast and to the ground floor some highlights include a superb 29ft living room, a large conservatory, dining area, cloakroom, study/snug and a refitted and well equipped kitchen with granite worktops. Originally built as four bedroom home, the accommodation on the first floor has been reconfigured by the current owner, meaning they have used the fourth bedroom as an additional space to the original bathroom.



Property Details.

Entrance Porch

UPVC door to front, textured ceiling, fitted storage, door to accommodation;

Hallway

Textured ceiling, carpet, radiator, telephone point, under stairs storage cupboard, stairs to first floor

Cloakroom

Textured ceiling, radiator, low level W/C, hand wash basin, part tiled walls

Lounge



29' 11" x 13' 11" (9.12m x 4.24m) Textured ceiling, carpet, double glazed window to front, radiators, double glazed sliding doors to conservatory, television point, fireplace with brick surround

Dining Room



9' 2" x 10' 07" (2.79m x 3.23m) Textured ceiling, carpet, radiator, double glazed window to rear

Study / Snug



8' 5" x 9' 7" (2.57m x 2.92m) Textured ceiling, carpet, radiator, double glazed window to front, television point

Kitchen



20' 9" x 9' 1" (6.32m x 2.77m) Textured ceiling, tiled floor, double glazed windows to side & rear aspect, radiator, Double glazed door to side, matching wall & base units, granite worktops, sink with inset drainer, electric hob with stainless steel extractor over, tiled splashback, integrated double oven, space for American style Fridge / freezer, integrated dishwasher, space for washing machine & tumble dryer

Property Details.

Conservatory



14' 3" x 10' 4" (4.34m x 3.15m) UPVC sealed unit, tiled floor, French doors to side

First Floor Landing

Textured ceiling, carpet, radiator, double glazed door to balcony, loft access with ladder

Bedroom One



17' 7" x 13' 5" (5.36m x 4.09m) Textured ceiling, carpet, radiator, television point, telephone point, double glazed window to front

Bedroom Two

11' 6" x 12' 8" (3.51m x 3.86m) Textured ceiling, carpet, radiator, double glazed window to rear, multiple fitted wardrobes, television point

Bedroom Three

12' 9" x 8' 8" (3.89m x 2.64m) Textured ceiling, carpet, radiator, double glazed window to front

Bedroom Four (now used as bathroom)



Textured ceiling, raised Jacuzzi bath, double glazed opaque window to rear, hand wash basin with vanity unit, vinyl floor, part tiled walls

Bathroom

Textured ceiling, vinyl floor, heated chrome towel rail, low level W/C, double glazed opaque window to rear, shower cubicle which is fully tiled

Rear Garden



Mature garden mainly laid to lawn, large patio area with built in BBQ, enclosed by panelled fencing, fish pond to remain, outside tap, shed to remain, outside light, side access via a gate, flower beds & mature shrubs

Frontage & Parking

Block paved driveway providing off road parking for multiple vehicles, flower beds, mature trees & shrubs, enclosed by brick wall, gated side access to the rear garden;

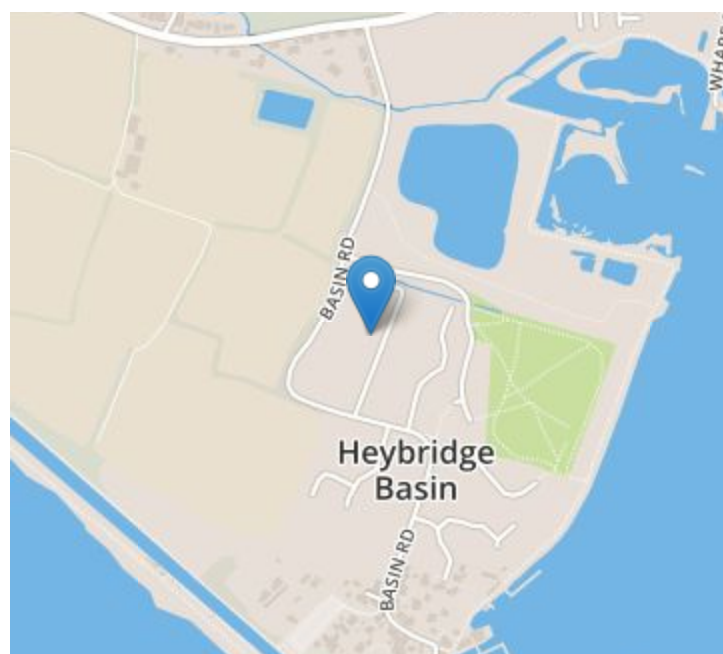
Property Details.

Floorplans

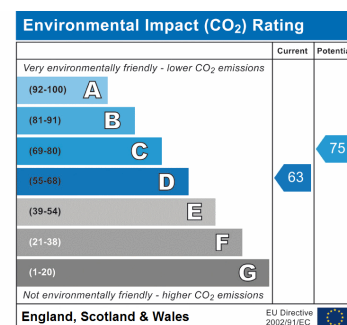
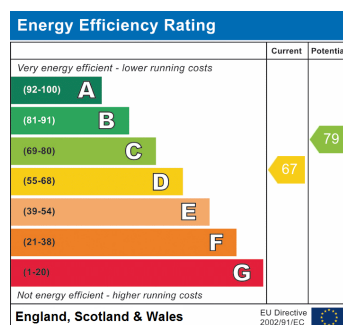


This floor plan is not to scale and is for illustrative purposes only. We make no guarantee, warranty or representation as to its accuracy and completeness.

Location



Energy Ratings



We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.