

Rowan Drive, Heybridge, Maldon, Essex

£315,000



- Established Sem-Detached house
- Corner plot - further potential subject to planning
- Porch, hall, living room, dining room
- Fitted kitchen, three bedrooms
- Shower Room and separate WC
- Front and rear gardens, garage and drive to rear
- EPC rating - D



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Introduction

Situated within this popular residential location on a corner plot is this established semi detached property. This well-presented property offers great further potential (subject to planning) and offers garage and driveway to the rear. Inside, the home offers porch, hallway, living room, dining room and kitchen to the ground floor. Upstairs there are three bedrooms, a shower room with separate WC. Viewing is advised.

Local area

The property can be found in Heybridge close to popular local Primary School as well as convenience store. There are some lovely countryside walks nearby. The larger town of Maldon can be found within close proximity with its full range of shopping and recreational facilities. There is a good secondary school in the town (Plume Academy)

Ground Floor

Porch

Double glazed window to side, door leading to hallway.

Hallway

Double glazed window to front, radiator, stairs to first floor, door to living room

Living Room

13' 1" x 13' 9" (3.99m x 4.19m) Double glazed window to front, radiator, feature fireplace, door to kitchen and through to dining room.





Dining Room

9' 7" x 10' 10" (2.92m x 3.30m) Sliding patio doors to garden, radiator, door to kitchen

Kitchen

7' 2" x 10' 10" (2.18m x 3.30m) Double glazed window to side and door leading into the garden. Wall mounted cupboards, work surface with sink unit, matching cupboards and drawers under, built in oven, hob and extractor, space for domestic appliances, part tiled walls.

First Floor

Landing

Double glazed window to side, loft access.

Bedroom One

10' 4" x 12' 7" (3.15m x 3.84m) Double glazed to front, radiator, airing cupboard.

Bedroom Two

9' 2" x 11' 7" (2.79m x 3.53m) Double glazed window to rear, radiator.

Bedroom Three

6' 6" x 9' 1" (1.98m x 2.77m) Double glazed window to front, radiator, storage cupboard over stairs.

Shower Room

Opaque double glazed window to rear, shower cubicle, wash hand basin, tiled walls, radiator.

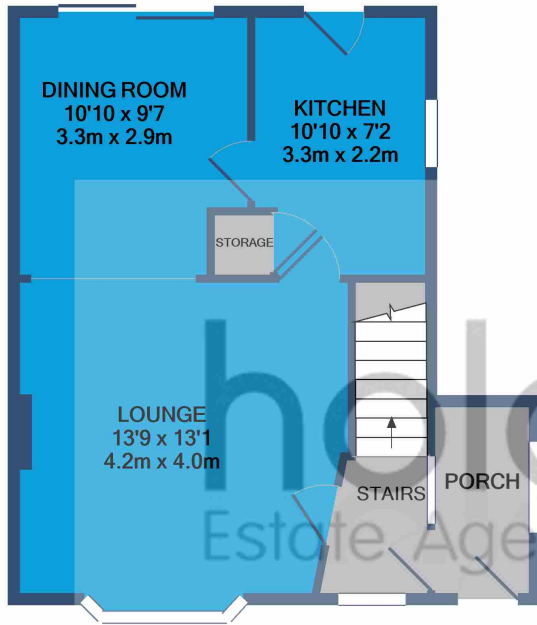
WC

Opaque double glazed window to rear, WC, tiled walls

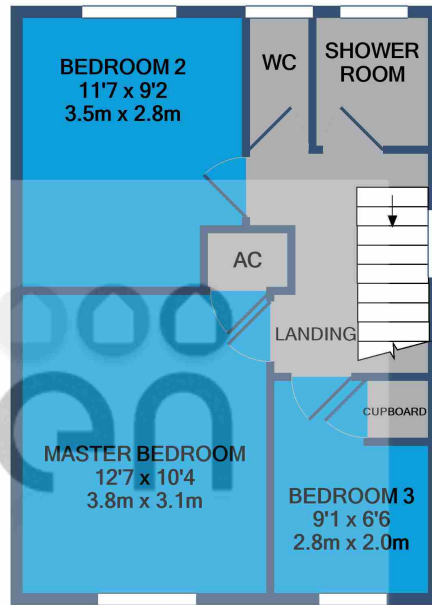
Outside

Gardens and Parking

The front garden is enclosed with a low picket fence, and is mainly laid to lawn. There is a path that leads up to the entrance door. The rear garden commences with a patio area with the remainder being mainly laid to lawn. There is a gate to rear that leads to the garage and driveway which is behind the garden.



GROUND FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 401 SQ.FT.
(37.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 838 SQ.FT. (77.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ENERGY GRAPHS

Energy Efficiency Rating

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

Energy Impact Rating

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

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Maldon Office
15 High Street
Maldon
Essex
CM9 5PE



Tiptree Office
Crate Tiptree
Kelvedon Road
Tiptree
Essex
CO5 0LX

t. 01621 841 011
e. maldon@holdenestates.co.uk

Available 7 days a week
Monday – Friday 9am – 6pm Saturday 9am – 5pm
Sunday and Bank Holidays 10am – 1pm (phone service)

t. 01621 983 983
e. tiptree@holdenestates.co.uk