

Mayland Close, Heybridge, Maldon

CM9 4YR

CURTIS O'BOYLE

Sales & Lettings





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£365,000

Situated at the end of a cul-de-sac on the popular 'Saltings' estate in Heybridge a three bedroom semi detached house with modern first floor shower room, lounge and separate dining room, fitted kitchen and ground floor cloakroom. Garage, driveway and 55 feet approx. rear garden.

ENTRANCE HALL Double glazed entrance door, double glazed window to side aspect, textured ceiling, radiator, built in cupboard, understairs cupboard, stairs to first floor.

WC Obscure double glazed window to side aspect, radiator, textured ceiling, corner wash hand basin, close coupled WC, tiled wall and floor.

LOUNGE 13' 10" x 10' 7" (4.22m x 3.23m) Double glazed window to front aspect, radiator, textured and coved ceiling, feature fireplace with gas fire, opening to dining room.

DINING ROOM 13' 7" x 9' 1" (4.14m x 2.77m) Double glazed French doors to rear garden, radiator, textured and coved ceiling.

KITCHEN 10' 11" x 7' 5" (3.33m x 2.26m) Double glazed door to rear garden, double glazed windows to side and rear aspects, coved to smooth ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, integrated , microwave, dishwasher and fridge/freezer, built in electric double oven and four ring hob with hood above, space for washing machine, under cupboard lighting, tiled floor and tiled splashbacks, wall mounted gas boiler.

FIRST FLOOR LANDING Double glazed window to side aspect, textured ceiling, loft access, built in cupboard.

BEDROOM ONE 13' 11" x 9' 10" (4.24m x 3m) Double glazed window to front aspect, radiator, textured ceiling fitted wardrobes and cupboards, airing cupboard.

BEDROOM TWO 11' x 10' 5" (3.35m x 3.18m) Double glazed window to rear aspect, radiator, textured and coved ceiling, built in cupboard.

BEDROOM THREE 6' 9" x 6' 6" (2.06m x 1.98m) plus recess Double glazed window to front aspect, radiator, textured and coved ceiling, over stairs cupboard.

SHOWER ROOM 6' 1" x 6' (1.85m x 1.83m) Obscure double glazed window to rear aspect, heated towel rail, tiled walls and floor, shower cubical. vanity wash hand basin, dose coupled WC, textured ceiling, extractor fan.

REAR GARDEN 55' (16.7m) approx in length. Commences with paved patio area, remainder mostly laid to lawn, flower and shrub borders, raised feature pond.

GARAGE 16' 8" x 9' (5.08m x 2.74m) Electric roll up door, power and light connected.

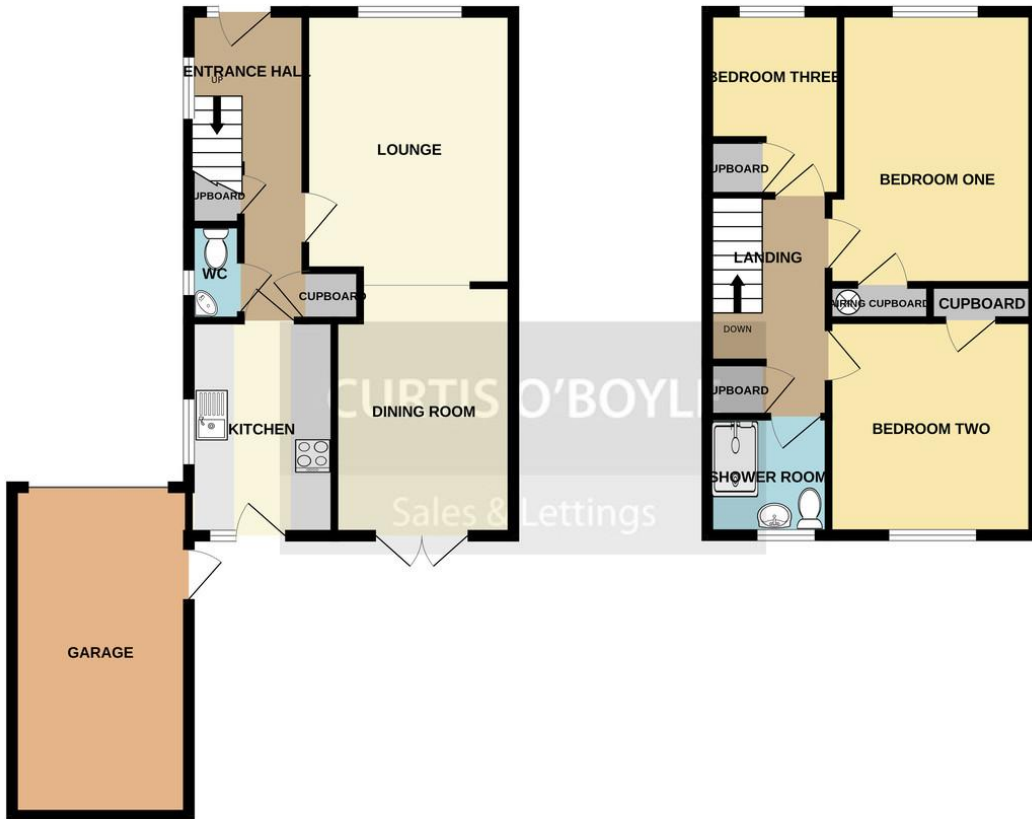
DRIVEWAY for two cars in front.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
586 sq.ft. (54.5 sq.m.) approx.

1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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