



**Mayland Close, Heybridge Maldon CM9 4YR**



**welcome to**

**Mayland Close, Heybridge Maldon**

**\*\*GUIDE PRICE £300,000 - £325,000\*\***

This EXCEPTIONAL TWO BEDROOM HOME is on the popular Saltings Development situated in a cul-de-sac location, boasts a stunning 70 FT Garden as well as a GARAGE AND DRIVE is BEAUTIFULLY PRESENTED THROUGHOUT.



## Entrance

Part Glazed door:-

## Entrance Hall

Double glazed UPVC window to front, door to:-

## Lounge

17' 1" x 12' 11" Max ( 5.21m x 3.94m Max )

Double glazed UPVC window to front, centrepiece stone fire place housing a wood burner, stairs rising to first floor, radiator, door to:-

## Kitchen Diner

13' x 9' 3" ( 3.96m x 2.82m )

Double glazed UPVC window and French doors to rear opening onto the garden, fitted kitchen comprising of stainless steel sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in double oven with hob and extractor over, space for appliances, radiator.

## First Floor

### Landing

Loft access, radiator, doors to:-

### Bedroom One

13' x 9' 3" ( 3.96m x 2.82m )

Double glazed UPVC window to rear overlooking the garden, built in storage cupboard, radiator.

### Bedroom Two

13' x 8' 9" ( 3.96m x 2.67m )

Double glazed UPVC window to front, radiator.

### Bathroom

Double glazed UPVC window to side, white suite comprising of panel bath with shower over low level WC and pedestal basin, part tiled walls, chrome heated towel rail.

## Outside

### Front

Block paved driveway providing off road parking leading to the garage.

### Rear Garden

Extending to approx. 70 FT enclosed by panel fence and laid to lawn with mature raised flower and shrub beds and large block paved patio, summer house to remain. Door to:-

### Garage

Up & over door, power and light connected and door accessing the garden.



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## Mayland Close, Heybridge Maldon

- Modern Kitchen & Bathroom
- Garage & Driveway
- Approx 70 FT Garden
- Close to Shops & School
- Close to Heybridge Basin

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

guide price

**£300,000 - £325,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
MLN104801 - 0005

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