



Ardent estates



Whilst every attempt has been made to ensure the accuracy of the floorplan 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, fixtures and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Memphis 02/24



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 Plus) A		
(81-91) B		83
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

9 Heywood Way, Heybridge, Maldon, CM9 4BH

This spacious and extended three bedroom property enjoys a prime location, just a short distance from local amenities and shops. It features ample driveway parking for multiple vehicles at the front, and convenient access to the garage from the garden.

Price £365,000 Freehold

2 Tintagel Way Maldon
Essex CM9 6YR
info@ardentestates.co.uk

www.ardentestates.co.uk
TEL: 01621 851014



Front
driveway parking for multiple cars

Garage
17'0" (5.18m) x 8'1" (2.46m)
up/over door, access to garden

Garden
patio area, lawn area, side access,
rear access, access to garage, shed,
shrub beds, southernly aspect

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 3 Bedrooms
- Extended
- Family Room
- Kitchen/Dining Room
- Garage
- South Facing Garden
- Bedroom With Dressing Area
- Side and Rear Access To Garden

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This spacious and extended three bedroom property enjoys a prime location, just a short distance from local amenities and shops. It features ample driveway parking for multiple vehicles at the front, and convenient access to the garage from the garden.

The ground floor provides ample living space and versatility, featuring a generously sized lounge, a combined kitchen/dining room, and a versatile family room that can easily serve as an additional bedroom or study if needed. On the first floor, you'll find three bedrooms. The second bedroom has been thoughtfully divided to create a dressing area, though this can easily be reverted to its original layout if desired. The floor also includes a well appointed bathroom and access to a boarded loft from the landing. The rear garden benefits from a sunny southern aspect, with a lawn area, a cosy seating area, and a variety of attractive shrubs and flowers.

Local shops, schools and amenities are all within easy walking distance.

Bedroom 1
11'2" (3.4m) x 9'8" (2.95m)
window to rear, radiator

Bedroom 2
9'5" (2.87m) x 6'8" (2.03m)
window to front, radiator

Dressing Area
12'1" (3.68m) Into Recess x 6'9" (2.06m)

Bedroom 3
8'8" (2.64m) x 7'10" (2.39m)
window to front, radiator

Bathroom
window to rear, bath with shower over,
wc, wash basin, radiator

Landing
window to side, storage cupboard, loft access - ladder, boarded, power, boiler

Porch
windows to front and side

Entrance Hall
under stairs storage cupboard, radiator

Lounge
16'9" (5.11m) x 11'11" (3.63m)
bow window to front, feature fireplace,
radiator

Kitchen/Dining Room
18'5" (5.61m) x 9'8" (2.95m)
door to side, window to rear, pantry cupboard, range of base and wall units, work surfaces, radiator

Family Room/Study
12'11" (3.94m) x 8'10" (2.69m)
double doors to side, window to rear,
radiator

