



The Roothings, Heybridge Maldon CM9 4NA

welcome to

The Roothings, Heybridge Maldon

Situated CLOSE TO RIVERSIDE WALKS in the FORMER BENTALLS COTTAGES at The Roothings in WEST HEYBRIDGE, within reach of a WEALTH OF AMENITIES, this well-presented property boasts a GENEROUS SECLUDED SOUTH FACING GARDEN and DRIVEWAY PARKING.



Entrance

Composite entrance door to:-

Lounge / Diner

17' 7" x 11' 2" Max (5.36m x 3.40m Max)

Double glazed UPVC door with flag windows opening to the rear, centrepiece fireplace, dining area extension with vaulted ceiling and inset skylight windows.

Kitchen

12' x 7' 11" (3.66m x 2.41m)

Fitted kitchen comprising of roll top surfaces with tiled splashbacks and range of eye and base level units, built in open with extractor over, stairs rising to first floor, doors to:-

Entrance Hall / Utility

8' 3" x 5' 5" (2.51m x 1.65m)

Sink and drainer set in roll top units with cupboards and space for appliances under, wall mounted Combi gas boiler, open to:-

Bathroom

5' 6" x 5' 5" (1.68m x 1.65m)

Double glazed UPVC window to front, modern white suite comprising of panel bath with shower over, low level WC and pedestal basin, part tiled walls.

First Floor

Landing

Doors to:-

Bedroom One

11' x 10' 11" Plus Recess (3.35m x 3.33m Plus Recess)

Double glazed UPVC window to rear, loft access.

Bedroom Two

9' 2" x 7' 11" (2.79m x 2.41m)

Double glazed UPVC window to front.

Outside

Front

Allocated parking opposite property.

Rear Garden

South facing, accessed via neighbouring garden, secluded and bordering a brook, the garden is laid to lawn with mature shrub borders and patio seating area.

Agents Note

A public right of way exists across the pathway to the rear of the property and a private right of way for No's 1 - 3 exists across the driveway to the front of the property.



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The Roothings, Heybridge Maldon

- Secluded Riverside Position
- Driveway
- Generous Private Garden
- Kitchen & Utility
- Extended

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: B

£250,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104998 - 0002

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