



Mercury Place, Heybridge, CM9 4PN

Council Tax Band E (Maldon District Council)



£525,000 Freehold

Situated on the highly regarded Blackwater Park development in Heybridge, this well-presented detached family home offers spacious and versatile accommodation, ideal for modern family living. Boasting four bedrooms, three bathrooms multiple reception rooms and a superb south-west facing garden, the property is perfectly suited to buyers seeking both space and practicality in a popular residential location.

ACCOMMODATION

The welcoming entrance hall leads to a generous living room, centred around an attractive feature fireplace, providing a comfortable space to relax and entertain. Archway leads through to the separate dining room, which enjoys views over the rear garden and offers the ideal setting for family meals and entertaining. A separate study provides an excellent home office or playroom, catering perfectly for today's flexible lifestyles. The modern fitted kitchen is equipped with a range of integrated appliances and offers ample storage and worktop space, complemented by a separate utility room providing additional practicality and direct access to the side of the property. A ground floor cloakroom completes the downstairs accommodation.

On the first floor, the property offers four well-proportioned bedrooms, including two generous double bedrooms, both benefiting from their own en-suite shower rooms. The remaining two bedrooms are served by a contemporary family bathroom, making the home ideal for growing families or visiting guests. Further benefits include gas central heating, double glazing throughout

OUTSIDE

Externally, the property enjoys a 30ft x 45ft south-west facing rear garden, providing a wonderful outdoor space for children to play and for summer entertaining. To the front, a driveway provides parking for several vehicles and leads to an impressive 32ft tandem garage with useful eaves storage, offering excellent space for vehicles, hobbies or additional storage.

AGENTS NOTE

We are informed by the sellers that an estate management charge is payable annually which is approximately £350 pa

LOCATION

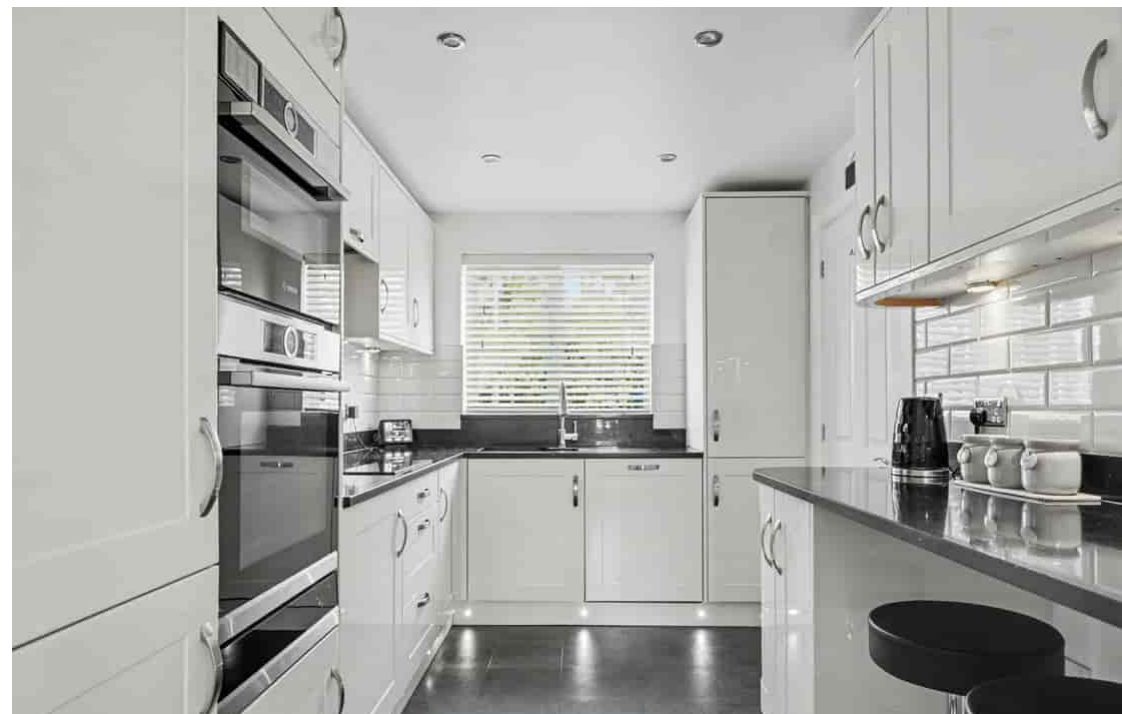
Mercury Place is situated within the ever-popular Blackwater Park development in Heybridge, a modern and well-established residential community that continues to attract families and professionals alike thanks to its excellent amenities, green open spaces and convenient access to both Heybridge and neighbouring Maldon.

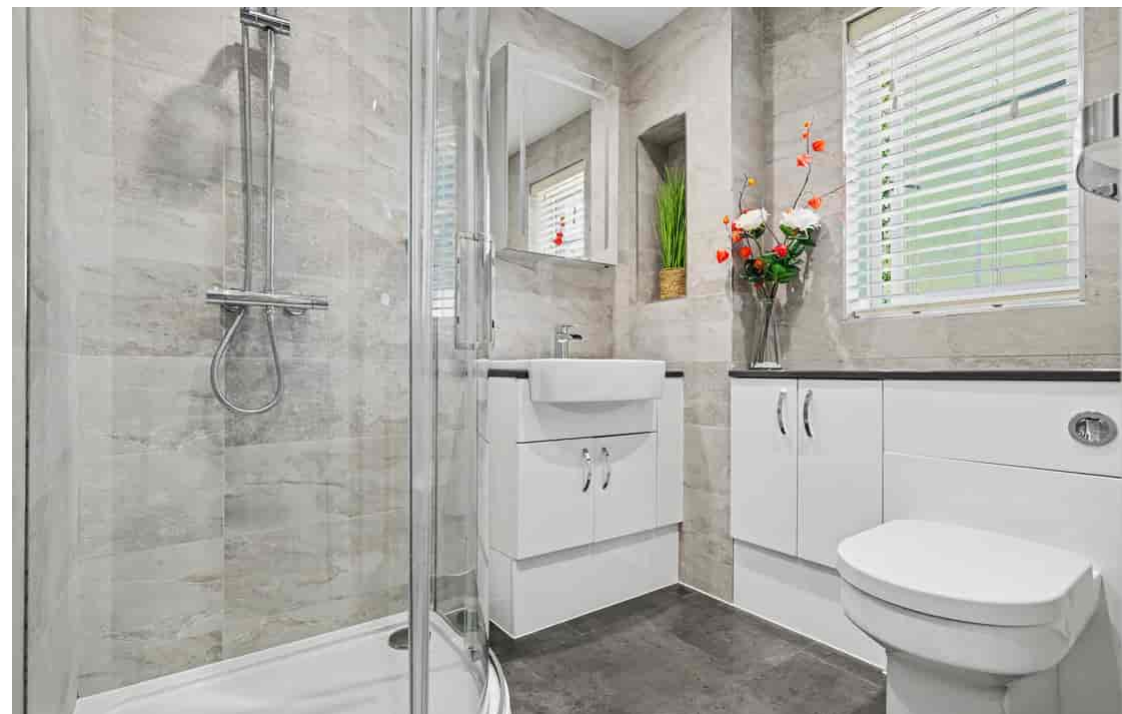
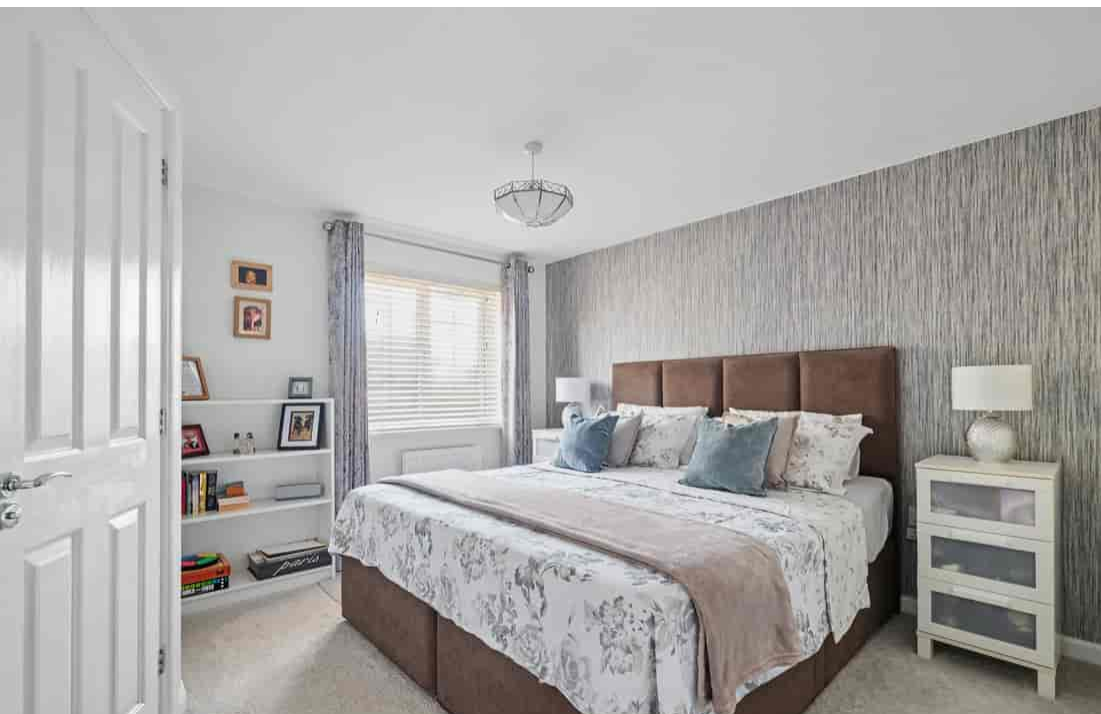
Residents enjoy easy access to a range of everyday amenities including supermarkets, cafés, restaurants, healthcare facilities and leisure amenities, with the nearby Blackwater Retail Park and Maldon High Street providing an extensive selection of independent shops and national retailers. The historic town of Maldon is renowned for its picturesque Hythe Quay, Promenade Park and vibrant waterfront, offering an excellent choice of leisure activities throughout the year.

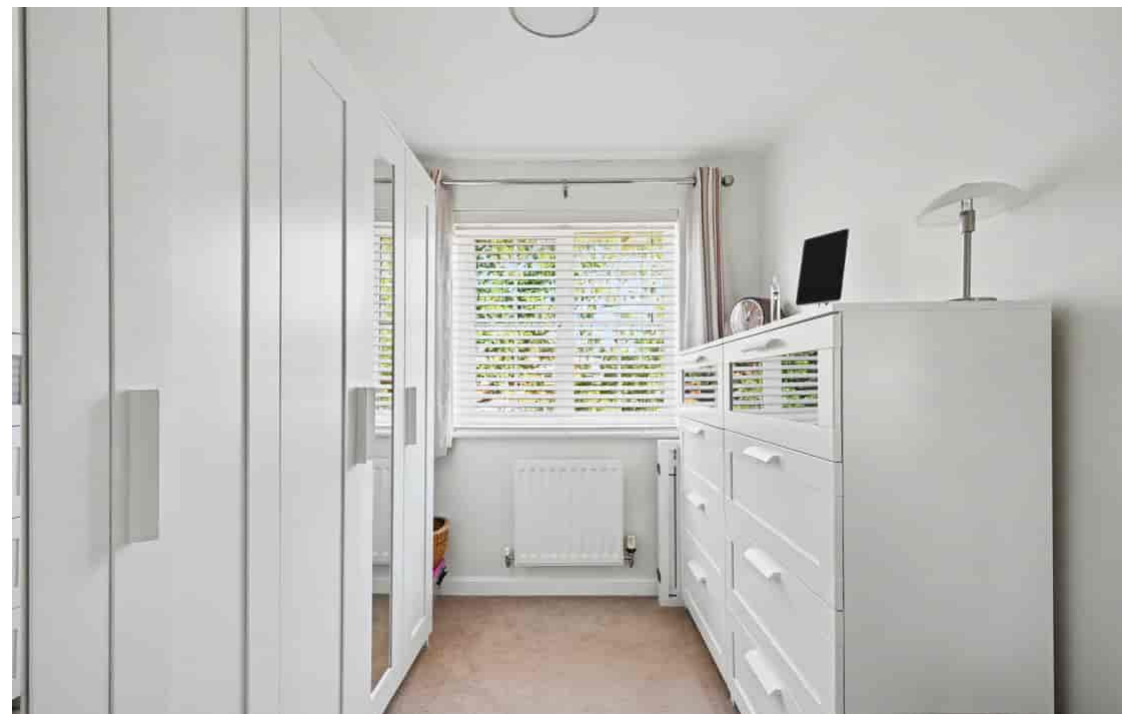
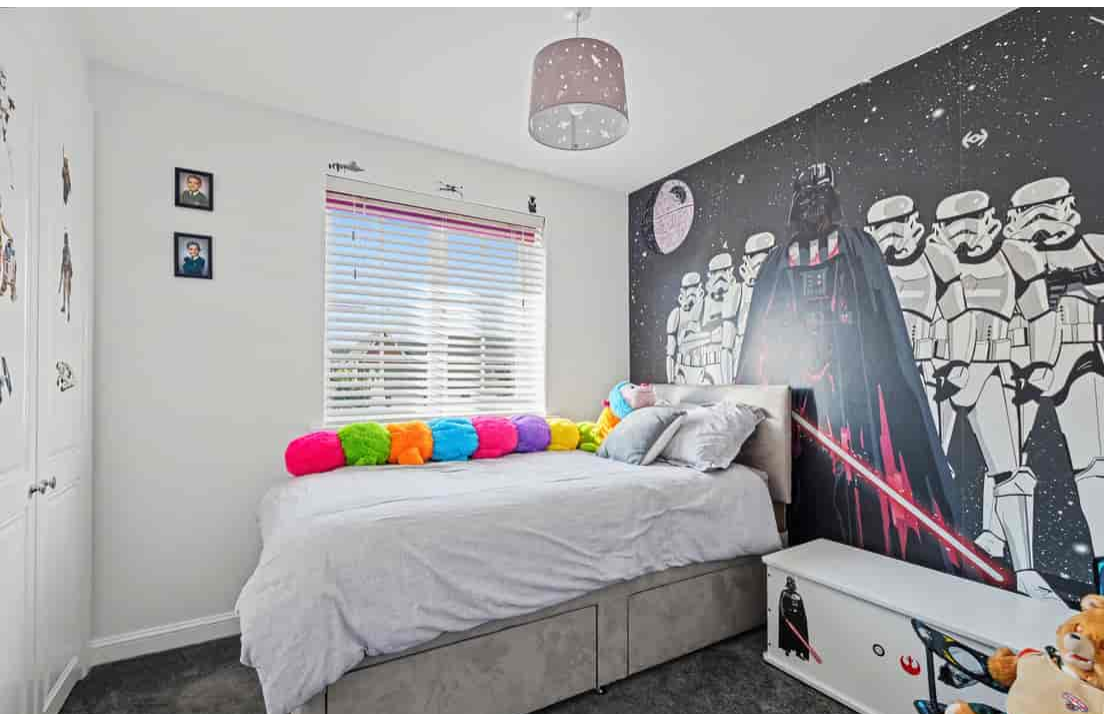
The area is particularly well regarded for families, with a selection of highly rated primary and secondary schools nearby, including Heybridge Primary School, Maldon Court Preparatory School, Plume Academy and other well-regarded educational facilities within easy reach.

For commuters, the property is conveniently positioned for access to the A414 and A12, providing straightforward routes towards Chelmsford, Colchester and the M25. Mainline railway stations at Witham and Hatfield Peverel offer regular services to London Liverpool Street, making the area ideal for those travelling into the capital. Frequent bus services also connect Heybridge with Maldon, Chelmsford and the surrounding villages.

- Well-presented detached family home
- Two en-suite shower rooms plus family bathroom
- Separate dining room and dedicated study
- Utility room and ground floor cloakroom
- 32ft tandem garage with eaves storage and driveway parking
- Four bedrooms including two doubles
- Living room with feature fireplace
- Modern kitchen with integrated appliances
- Gas central heating and double glazing
- 30ft x 45ft south west facing rear garden

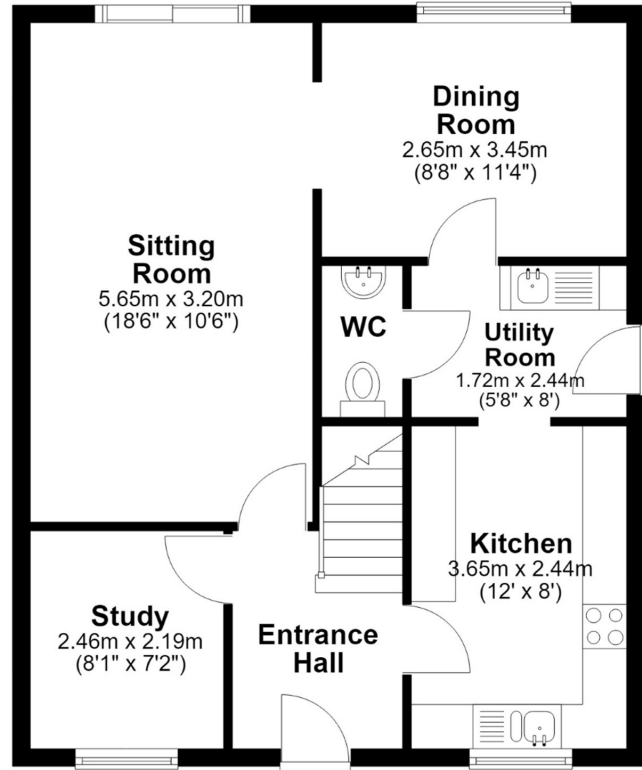




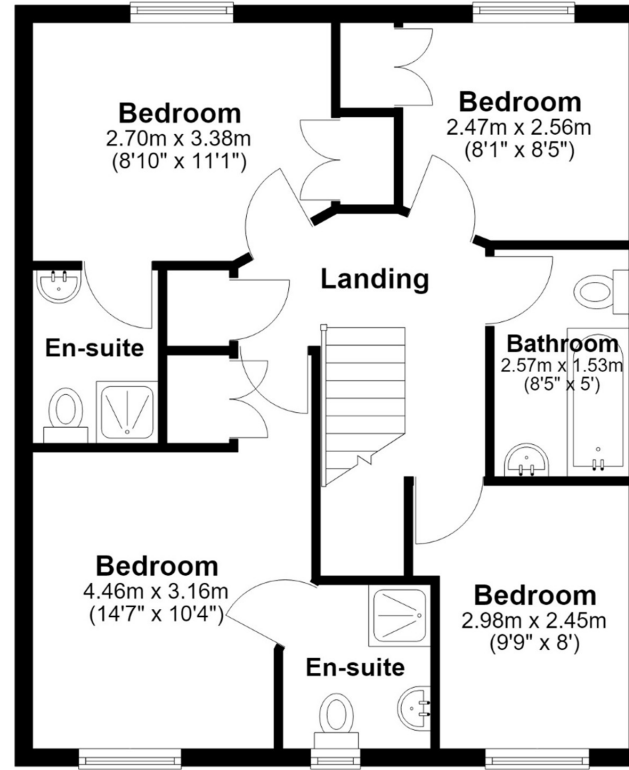




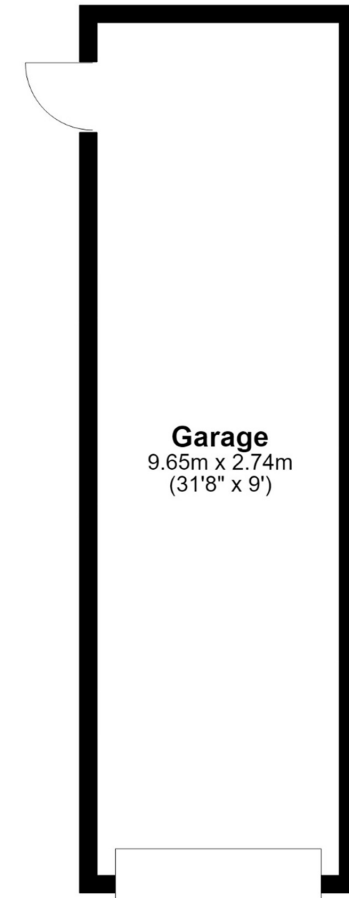
Ground Floor



First Floor



Outbuilding



APPROX INTERNAL FLOOR AREA 111 SQ M (1190 SQ FT)

OUTBUILDING 26 SQ M (280 SQ FT)

This floorplan is for illustrative purposes only and is **NOT TO SCALE**
all measurements are approximate **NOT** to be used for valuation purposes.

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10, Maldon Road,
Danbury, Essex, CM3 4QQ
Telephone: 01245 222856
Website: www.bondresidential.co.uk

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