

# Woodfield Cottages, Heybridge

CM9 4BQ



**CURTIS O'BOYLE**

Sales & Lettings



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£230,000

Charming Grade II Listed terraced cottage with outbuilding offered with no onward chain. Accommodation includes two bedrooms, bathroom, lounge and fitted kitchen. Paved garden to the front providing ample off street parking. Tall ceilings with exposed beams and sash windows, gas fired heating to radiators.

Woodfield Cottages Heybridge, near Maldon in Essex were completed in 1873, and were originally known as Bentall's Concrete Cottages, having been built for Edward Hammond Bentall (1814-1898), a local manufacturer of agricultural machinery, for his workers. The business originated in the late C18, and continuous expansion and the development of a nation-wide market led to the company becoming the mainstay of Maldon's economy in the late C19 and early C20. As the original name suggested, the cottages were constructed of reinforced concrete, and arranged in three parallel terraces to the west of Colchester Road in Heybridge. They were originally single-storied, designed with flat roofs, and referred to as 'Flat Tops'. Pitched roofs were introduced in 1918, and subsequently, attics have been developed in some cottages. Facing the terraces were low, paired outhouses, to the south of which were gardens. The terraces were listed in 1971, together with the outhouses.

**ENTRANCE HALL** Glazed stable style entrance door, loft access, panelled walls, tiled floor.

**LOUNGE** 11' 6" x 10' (3.51m x 3.05m) Sash window to front aspect, radiator, cast iron fireplace.

**KITCHEN** 10' x 9' (3.05m x 2.74m) Sash window to front aspect, radiator, stainless steel sink unit with mixer tap inset into work top with tiled splashbacks, fitted base and wall units, built in electric oven and four ring hob with splashback and hood above, wall mounted gas boiler, stone tiled floor.

**BEDROOM** 11' 6" x 10' (3.51m x 3.05m) Sash window to rear aspect, radiator.

**BEDROOM** 10' 6" x 9' (3.2m x 2.74m) plus recess. Sash window to rear aspect, radiator.

**BATHROOM** Sash window to rear aspect, heated towel rail, panelled bath with shower over, close coupled WC, pedestal wash hand basin, tiled splashbacks, tiled floor, extractor fan.

**OUTHOUSE** 13' 1" x 7' 3" (3.99m x 2.21m) Door and sash window to front aspect, door to rear, stainless steel sink unit inset into base unit with space for washing machine, tiled floor, built in store.

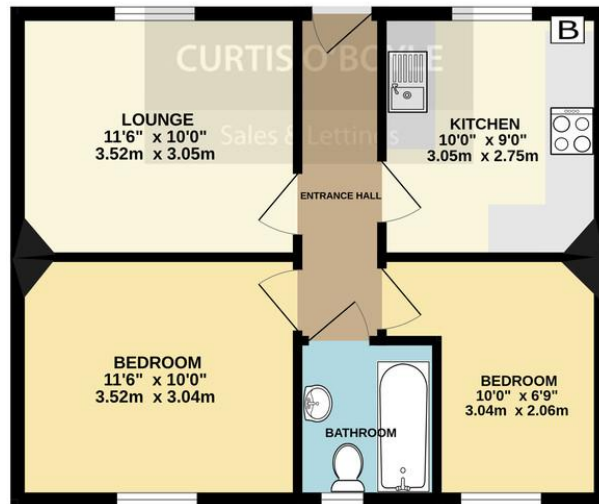
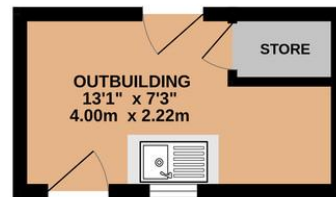
**GARDEN** 51' x 27' (15.5m x 8.2m) Approx. Mostly hardstanding providing ample for street parking, paved patio area, panelled fencing.





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

GROUND FLOOR  
575 sq.ft. (53.5 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             | 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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