



Hill House Park, Maldon , CM9 4FH
Price £475,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCATED WITHIN WALKING DISTANCE OF MALDON HIGH STREET IS THIS EXECUTIVE MEWS HOUSE. "The Hill House Park" development is one of Maldon's most sort after locations located on the site of the former Town Council Offices within a conservation area. This delightful home comprises Two Bedrooms on the upper floor both benefitting from high specification re-fitted En-Suite Shower Rooms. The lower floor features a dual aspect open plan Lounge/Dining Room with a combination of bay and sash windows. The remainder of this floor comprises a Cloakroom and Kitchen with combination boiler. Externally, the property enjoys a private paved Terrace and a Garage. The residents can also enjoy the well maintained Communal Gardens within the development. Viewing this pleasant and unique home is considered essential. Council Tax Band: E. Energy Efficiency Rating C.



Bedroom 16'9 x 8'11 (5.11m x 2.72m)

Two sash windows to side, two radiators, access to loft, fitted wardrobe, coved to ceiling and door to:

Re-fitted En-Suite 7'7 x 5'9 (2.31m x 1.75m)

Low level w.c., wash hand basin with mixer tap, tiled shower with dual shower attachment, heated towel rail, wood effect flooring.

Bedroom 10'11 x 9'8 plus study area (3.33m x 2.95m plus study area)

Two sash windows and further secondary glazed bay window, radiator, coved to ceiling.

Re-fitted En-Suite 6'8 x 6'5 (2.03m x 1.96m)

Window, low level w.c., wash hand basin with mixer tap, double shower with aqua board dual shower attachment, coved to ceiling.

Landing

Access to storage cupboard, coved to ceiling, stairs down to:

Entrance Hall 18'5 x 3'8 (5.61m x 1.12m)

Entrance door, full length storage cupboard, further under stairs storage cupboard, coved to ceiling, dado rail, doors to further accommodation including:

Lounge/Dining Room 18'7 max x 18'6 max (5.66m max x 5.64m max)

Secondary glazed bay window, two further sash windows, two radiators, coved to ceiling, dado rail, television point.

Cloakroom 7'1 x 2'7 (2.16m x 0.79m)

Low level w.c., wash hand basin with mixer tap, radiator, wood effect flooring.

Kitchen 11'7 x 8'8 (3.53m x 2.64m)

Two sash windows, range of matching units, stainless steel sink drainer unit with mixer tap set into work surface, low level oven, four ring gas hob with extractor, tiled splash backs, coved to ceiling, concealed wall mounted combi boiler.

Private Terrace 15'4 x 17'2 (4.67m x 5.23m)

Paved seating area with low level metal fencing to

boundary gate to stairs leading to lower level where the Garage is situated.

Garage 18'10 x 15'5 (5.74m x 4.70m)

Electric up and over door to front window to rear, power and light connected.

Communal Gardens

Mainly laid to lawn with a range of planting and seating areas.

Lease and management charge details

999 year lease formed in the early 2000's. £125 monthly management charge payable to the development, additional £60 management charge payable to Hill House Mews.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.



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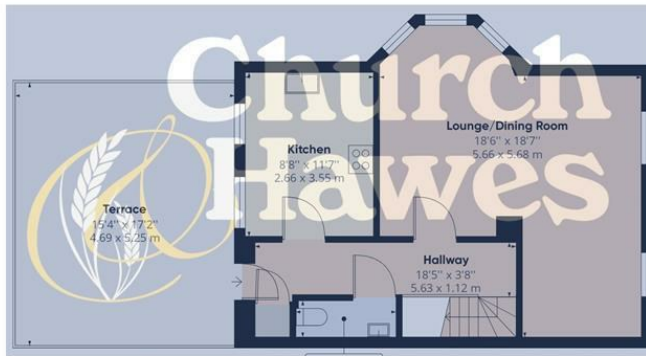


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Floor 0 Building 1



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Approximate total area⁽¹⁾

1315.98 ft²

122.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Landing
11'1" x 2'11"
3.38 x 0.90 m

Floor 2 Building 1

