



19 Meeson Meadows, Maldon , CM9 6YS
O.I.E.O £575,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Set within a Enviable position on this popular Maldon development is this FOUR BEDROOM, EXTENDED DETACHED HOUSE. The property has been extended offering the future owner versatile and adaptable living. The property comprises of lounge, separate dining room, kitchen/breakfast room, conservatory, ground floor cloakroom, study and an additional ground floor room which can be used for a multitude of purposes. The first floor accommodation comprises of four bedrooms, en suite to bedroom one and a family bathroom. Externally the property benefits from a double garage, off road parking, front, side and rear gardens.

Tenure: Freehold - Council Tax Band: F - Energy Efficiency Rating: C



Floor 0



Floor 1

Approximate total area⁽¹⁾

1867.41 ft²

173.49 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



Entrance Hall

Main entrance door, radiator, stairs to first floor.

Ground Floor WC

Double glazed window, low level WC, hand wash basin, radiator.

Kitchen/Breakfast Room 14'3 x 9'11 (4.34m x 3.02m)

Range of wall and base units, work top surfaces, under counter sink, integrated dishwasher, hob, oven and grill. Breakfast bar, double glazed window, double glazed door giving access to the side of the property, space for washing machine and tumble dryer. Door to:

Dining Room 9'11 x 9'4 (3.02m x 2.84m)

Double glazed window, radiator, bi folding doors leading to:

Lounge 16'9 x 13'10 (5.11m x 4.22m)

Feature fire with surround, double glazed window, radiator, patio sliding door leading to:

Conservatory 10'1 x 9'10 (3.07m x 3.00m)

Sealed double glazed units, double glazed French style doors leading to the rear garden.

Study 12'1 x 7'10 (3.68m x 2.39m)

Double glazed window, radiator.

Music/Play/Games Room 12'5 x 7'10 (3.78m x 2.39m)

Could be used a multitude of purposes, previous owner used this as a Music room. Double glazed window, double glazed door leading to the outside. Door leading to the double garage.

First Floor

Landing window, loft access, airing cupboard.

Bedroom One 14'4 x 10'11 (4.37m x 3.33m)

Double glazed windows, radiator, door to:

En Suite

Re fitted suite with walk in shower, wash basin with vanity storage, low level WC, double glazed window.

Bedroom Two 12'1 x 11' (3.68m x 3.35m)

Double glazed window, radiator.

Bedroom Three 9'11 x 9' (3.02m x 2.74m)

Double glazed window, radiator.

Bedroom Four 9'11 x 8' (3.02m x 2.44m)

Double glazed window, radiator.

Bathroom

Panel bath with shower attachment, low level WC, wash basin, low level WC, radiator, double glazed window.

Outside

Garden

South facing rear garden with patio seating area, laid to lawn with a selection of border trees and plants, side access, outside power points, outside tap, summer house.

Side Garden

Enclosed with a mixture of trees and hedging, lawn area. Entrance gate.

Double Garage & Parking 16'5 x 16'4 (5.00m x 4.98m)

Electric up and over door, power and lighting.

Drive way parking in front of the garage.

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.

