



42 Acacia Drive, Maldon , CM9 6AP
Guide price £600,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED WITH NO ONWARD CHAIN! is this TWO/THREE BEDROOM, EXTENDED DETACHED BUNGALOW. Situated within the highly desirable and frequently requested location of Acacia Drive and within close proximity to Maldon's historic High Street. The bungalow benefits from a modern kitchen and bathroom, conservatory, fitted wardrobes and en suite wc to bedroom one. Externally the property features a SOUTHERLY FACING GARDEN and AMPLE OFF ROAD PARKING.

Tenure: Freehold - Council Tax Band: E - Energy Efficiency Rating: E

Entrance Hall
 Main entrance door, radiator, airing cupboard, loft access

Bedroom One 15'6" x 10'6" (4.72m x 3.20m)
 Fitted wardrobes, fitted bed/head board unit, modern vertical radiator, double glazed bay window, door to:

En Suite WC
 Low level WC

Bedroom Two 10'6" x 9'11" (3.20m x 3.02m)
 Fitted mirrored wardrobes, radiator, double glazed window.

Bathroom
 Walk in bath tub with motorised bath seat, shower over bath, low level wc, wash basin with vanity storage, double glazed window, twin heated towel radiators.

Lounge 17'4" x 12' (5.28m x 3.66m)
 Double glazed window, radiator, feature fire with surround, double glazed French doors leading to the Conservatory.

Kitchen 16'6" x 8'11" (5.03m x 2.72m)
 Range of wall and base units, work top surfaces with counter mounted 1 & 1/2 bowl stainless steel sink with drainer, 5 ring gas hob, eye level built in oven and grill, space for appliances. Double glazed window, radiator. Double glazed door leading to the conservatory and dining room/bedroom 3.

Dining Room/Bedroom Three 12' x 11'11" (3.66m x 3.63m)
 Double glazed window, feature fire, radiator.

Conservatory 14'7" x 10'10" (4.45m x 3.30m)
 Sealed double glazed units, double glazed French style doors leading to the garden.

Outside
Frontage
 Ample parking provided at the front of the property

Garden
 Southerly facing garden, which is mainly laid to lawn, with side access (width 7ft '5) patio seating area, mixture of trees, plants and flowers. Timber sheds.

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.

