



The Lodge Hill House Park, Maldon , Essex CM9 4FH  
Guide price £525,000

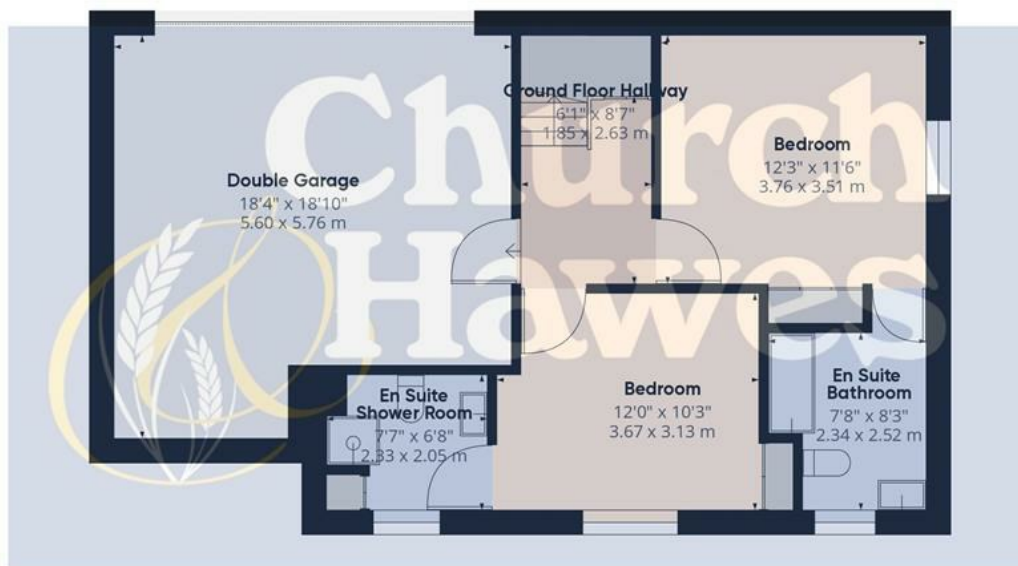
**Church & Hawes**

Est. 1977

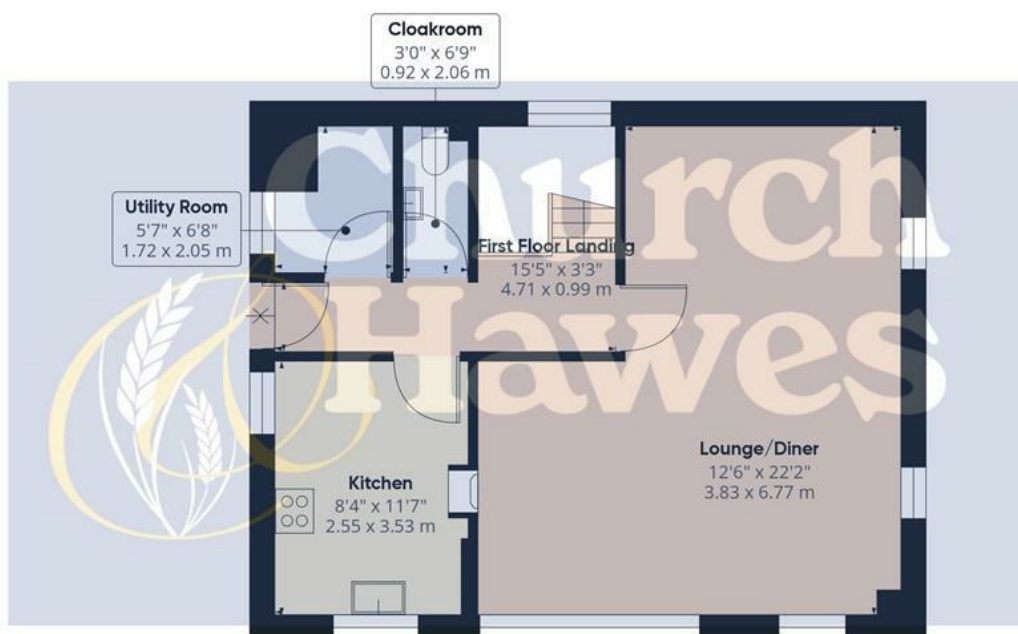
Estate Agents, Valuers, Letting & Management Agents

This Georgian style property offers spacious and well-presented accommodation incorporating an impressive 22'1 x 12'6 dual aspect Lounge/diner and en suites to both double bedrooms, along with a double garage. Maldon town center is just 90 meters from the Historic High Street. The property offers high ceilings with bright and spacious rooms throughout.

The dual aspect open plan living/dining room offers a grand feel offering natural light from the large windows on two aspects. There is also a kitchen, utility and cloakroom. The ground floor hallway gives access to both bedrooms and the integral double garage, which has allocated parking to the front and is accessed via an electric up and over door. Externally the property enjoys a lovely balcony seating area and further access to the communal grounds and facilities. Council Tax Band: E. Energy Efficiency Rating D. Share of Freehold and leasehold property. Approx 999 year lease starting from 2004.



Floor 0



Floor 1

Approximate total area<sup>10</sup>  
 1348.58 ft<sup>2</sup>  
 125.29 m<sup>2</sup>

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

Access via the the first floor terrace. High ceilings with coving, loft access (see agents note) and radiator. Stairs down to ground floor hallway.

#### Lounge/Diner 22'1 x 12'6 (6.73m x 3.81m)

This delightful and impressive reception room is dual aspect with sash windows and delightful views towards the river and Heybridge. Two radiators. Feature fire place with coal effect fire. High ceilings with coving.

#### Kitchen 11'7 x 8'4 (3.53m x 2.54m)

Sash window, selection of base and wall cabinets with integrated Oven and hob with extractor fan over, integrated dish washer and fridge. Sink and drainer unit. High ceilings with coving.

#### Utility Room 6'8 x 5'7 (2.03m x 1.70m)

Sash window, base cabinets and further full length cabinet. Space for fridge or freezer. High ceilings with coving.

#### Cloakroom

Two piece white suite comprising of wc and wash hand basin. Part tiled to walls. High ceilings with coving.

#### Ground floor Hallway

Under stairs cupboard, stairs to first floor landing. Doors to

#### Main Bedroom 12'3 x 11'6 (3.73m x 3.51m)

Sash window, built in bedroom furniture comprising of wardrobes, drawers and dressing table and over head cabinets, radiator. Door to en suite

#### En Suite 8'3 x 7'8 (2.51m x 2.34m)

Sash window, radiator. Three piece white suite

comprising of wc, wash hand basin and bath. Tiled to walls and heated towel rail.

#### Bedroom 2 12' x 10'3 (3.66m x 3.12m)

French doors to exterior, radiator. Built in double wardrobe, tiled to floor. Door to.

#### En Suite 7'7 x 6'8 (2.31m x 2.03m)

Sash window, radiator. Three piece suite comprising of wc, wash hand basin and shower cubicle with Triton shower system. Full length storage cabinet, part tiled to walls and tiled to floor.

#### Integral Double Garage 18'10 x 18'4 (5.74m x 5.59m)

Remote up and over door, power and lighting, water softener.

#### First Floor Outside Terrace

This delightful terrace is accessed via the exterior steps and leads to the entrance door to the property.

#### Agents Note

Please note that the loft has been insulated with spray foam.

#### Area Description

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping

experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants.

Further information can be found by visiting "www.itsaboutmaldon.co.uk" .

Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

#### 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.



Church Hawes



Church Hawes



Church Hawes

