



1a Norfolk Road, Maldon , CM9 6AZ
Price £375,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! A rare opportunity has arisen to purchase this THREE BEDROOM DETACHED BUNGALOW situated on the HIGHLY SOUGHT AFTER WESTERN SIDE OF MALDON. Internally accommodation comprises of an impressive Lounge/Dining Room, shower room, kitchen plus utility room. Externally off road parking is provided off road via the driveway plus a small garden to the rear. Energy Efficiency Rating D. Council Tax Band D.

Entrance Hall
 Entrance door, access to loft space, radiator, doors to:

Bedroom 1 11'1 x 10'7 (3.38m x 3.23m)
 Leaded light double glazed window to front, radiator, coved to ceiling, built in wardrobe.

Bedroom 2 13'3 x 8'4 (4.04m x 2.54m)
 Leaded light double glazed window to front, radiator, coved to ceiling.

Bedroom 3 9'6 x 7'4 (2.90m x 2.24m)
 Double glazed window to rear, radiator, coved to ceiling, fitted wardrobe & overhead units.

Shower Room
 Obscure double glazed window to side, ladder towel radiator, low level w.c, wash hand basin, tiled shower cubicle with wall mounted shower unit.

Lounge/Diner 20'9 max x 12'5 (6.32m max x 3.78m)
 French doors to rear to garden, two double glazed windows to side, radiator, coved to ceiling, fireplace with gas fire, television point.

Kitchen 10'4 x 8'4 (3.15m x 2.54m)
 Double glazed window to side, sink unit with mixer tap, fitted base and wall mounted units, space for oven, space for under counter fridge, built in freezer, space for washing machine, fitted base and wall mounted units, coved to ceiling.

Utility Room
 Obscure glazed door to side, wall mounted Worcester boiler, airing cupboard.

Rear Garden
 Commencing with raised patio area, fenced to boundaries, access to front via side gate.

Frontage
 Block paved driveway providing off road parking.

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.

