



Church

Chichester Way, Maldon , Essex CM9 6YY

Price £465,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

LOCATED WITHIN A FAVOURABLE CUL DE SAC ON THE OUTSKIRTS OF MALDON is this well presented Three Bedroom Detached Home. First Floor accommodation of this well proportioned home comprises the Three Bedrooms which are serviced by an En-Suite to Bedroom 1 and a Family Bathroom. The well proportioned Ground Floor boasts a Living Room to the front with the Kitchen/Dining Room overlooking the established Rear Garden and offering access to the Ground Floor Cloakroom. Externally, this home benefits from a neatly landscaped Garden offering a Southerly aspect. The current sellers have also constructed an insulated outbuilding (ideal for a Home Office or Gym) and covered Hot Tub Area. To the front, the Driveway has been extended and block paved providing access to the Garden with a further secure Parking Area to one side. EPC: D, Council Tax: D.



**Bedroom 14'3 x 9'3 (4.34m x 2.82m)**

Double glazed window to rear, radiator, fitted wardrobe with mirrored doors, ceiling fan, door to:

**En-Suite 5'6 x 5'2 (1.68m x 1.57m)**

Obscure double glazed window to rear, pedestal wash hand basin with mixer tap and tiled splash back, tiled corner shower, low level w.c., heated towel rail, extractor fan, tiled to walls and floor.

**Bedroom 14'5" x 9'8" (4.41m x 2.95m)**

Double glazed square bay window to front, double wardrobe, radiator, ceiling fan.

**Bedroom 10'6" x 8'3" (3.22m x 2.54m)**

Double glazed window to front, radiator, double wardrobe, ceiling fan.

**Bathroom 5'10 x 5'9 (1.78m x 1.75m)**

Obscure double glazed window to side, low level w.c., pedestal wash hand basin with mixer tap, P shaped panelled bath electric power shower above and shower screen, tiled to walls and floor.

**Landing**

Double glazed window to side, access to loft and airing cupboard, air conditioning unit, return staircase down to:

**Living Room 18'8" x 12'0" (5.7m x 3.68m)**

Double glazed, square bay window to front, radiator, coved to ceiling double door to Kitchen/Dining Room and door to:

**Entrance Hall 3'10 x 3' (1.17m x 0.91m)**

Part glazed entrance door to front.

**Dining Room 9'2 x 9'1 (2.79m x 2.77m )**

Double glazed double doors to rear, tiled floor, coved to ceiling, ceiling fan, open plan to:

**Kitchen 11'1" x 7'8" (3.38m x 2.36m)**

Double glazed window to rear, double glazed door to rear, range of matching units, chest level oven, gas hob with extractor, part tiled to wall, 1 1/2 bowl composite sink drainer unit, door into:

**Cloakroom 7'11 x 2'9 (2.41m x 0.84m)**

Obscure double glazed window to rear, heated towel rail, tiled floor, low level w.c., wash hand basin with tiled splash backs and mixer tap.

**Rear Garden (South facing)**

Paved patio areas to front and rear of garden, outside tap, pathway to side leading to frontage via timber gate, partially covered concrete hard standing to rear, access to front via further side double gate via secure parking area, access into:

**Insulated Cabin/Home office/Gym**

Wood effect flooring, ceiling fan, radiator, power and light connected, under floor heating.

**Frontage**

Block paved Driveway providing parking for several vehicles, access to:

**Garage**

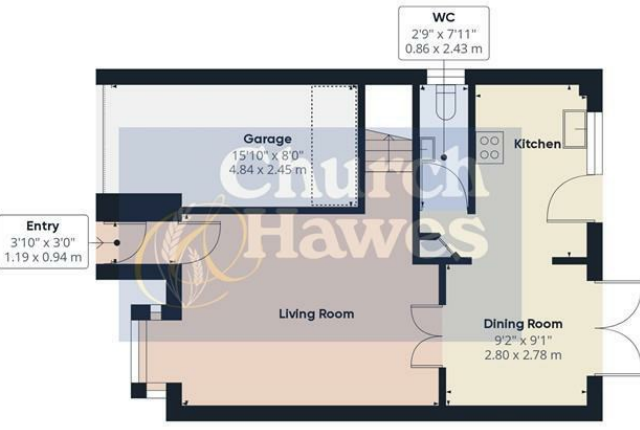
Up and over door to front, space for tumble dryer.

**Agents Note**

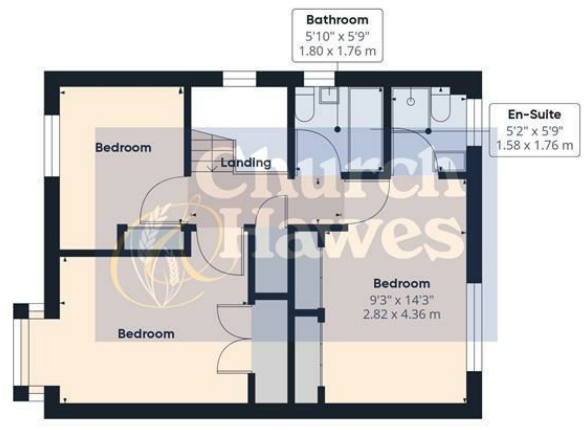
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

**Approximate total area<sup>(1)</sup>**  
1134.89 ft<sup>2</sup>  
105.43 m<sup>2</sup>

**Reduced headroom**  
22.8 ft<sup>2</sup>  
2.12 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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





