



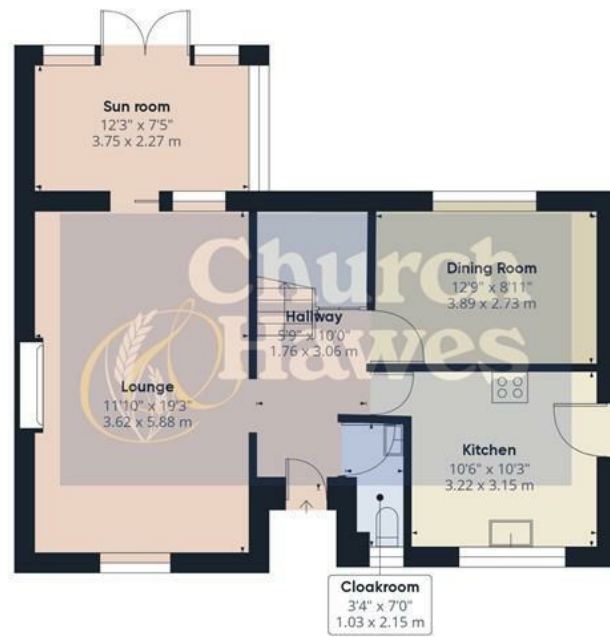
16 Mayland Close, Maldon , CM9 4YR
Guide price £467,500

Church & Hawes

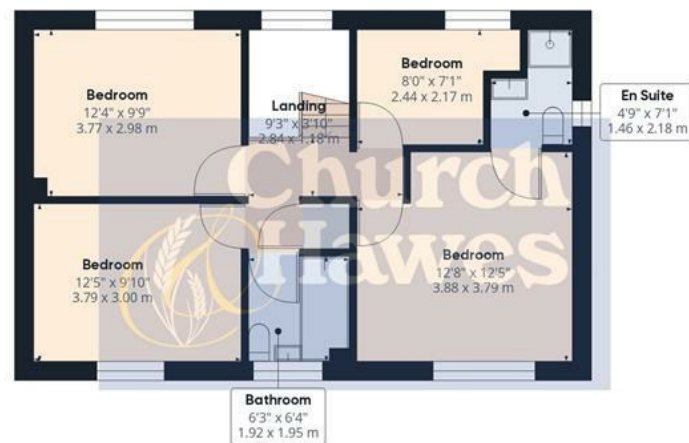
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Tucked away in this CUL DE SAC location is this FOUR bedroom DETACHED property that offers a DUAL ASPECT LOUNGE with SUN LOUNGE over looking the rear garden. The property also offers a dining room, kitchen and cloakroom. There is also an EN SUITE to the MAIN BEDROOM. Externally there is a SOUTH FACING rear garden and AMPLE PARKING on the DRIVEWAY which leads to the GARAGE! The property is within easy reach of local shops, Heybridge Basin and also the Historic town of Maldon. Council Tax Band E. Await EPC.



Floor 0



Floor 1

Approximate total area⁽¹⁾
 1240.94 ft²
 115.29 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



Main Bedroom 12'8 x 12'3 (3.86m x 3.73m)
Pvc double glazed window, radiator. Door to

En Suite
Pvc double glazed window, three piece white suite comprising of wash hand basin, wc and shower cubicle with shower system. Tiled to walls.

Bedroom 2 12'5 x 9'10 (3.78m x 3.00m)
Pvc double glazed window, radiator.

Bedroom 3 12'4 x 9'9 (3.76m x 2.97m)
Pvc double glazed window, radiator.

Bedroom 4 8'0 x 7'1 (2.44m x 2.16m)
Pvc double glazed window, radiator.

Bathroom
Pvc double glazed window, three piece white suite comprising of wc, wash hand basin with cupboard under. Bath with mixer tap and shower over. Part tiled to walls.

Landing
Access to loft, airing cupboard with radiator. Stairs down to entrance hall with window at half landing.

Entrance Hall
Entrance door, radiator. Under stairs cupboard. Doors to.

Cloakroom
Pvc double glazed window, radiator. Two piece white suite comprising of wc and wash hand basin.

Dining Room 12'9 x 8'11 (3.89m x 2.72m)
Pvc double glazed window, radiator.

Kitchen 10'6 x 10'3 (3.20m x 3.12m)
Pvc double glazed window and door to side. Selection of base and wall cabinets with space for washing machine and cooker and space for

fridge/freezer. Sink and drainer with mixer tap. Baxi boiler

Lounge 19'3 x 11'10 (5.87m x 3.61m)
Dual aspect with pvc double glazed window to front and patio doors to the Sun room. Feature fire surround.

Sun Room 12'3 x 7'5 (3.73m x 2.26m)
Pvc double glazed windows over looking the rear garden and doors to garden. Velux style window to roof

Rear Garden
Lawned rear garden with patio area to side and flower and shrub borders. Shed. Access to frontage from the side gate.

Garage
Up and over door, power and lighting.

Frontage
Parking on the driveway for three/four vehicles.

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.

Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793. Today Heybridge Basin is a haven for leisure craft and walkers and also offers two popular pubs. 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