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# Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



## 53 Fambridge Road, Maldon, CM9 6BG Price £570,000

OFFERED FOR SALE WITH NO ONWARD CHAIN! A rare opportunity has arisen to purchase this THREE BEDROOM DETACHED BUNGALOW situated within walking distance to Maldon's historic High Street offering a vast array of amenities and shopping facilities, Doctors surgery and local schools. Occupying an impressive overall plot measuring approx 117' depth with driveway providing ample off road parking for numerous cars. Internally the versatile accommodation comprises of lounge plus the addition of a conservatory to the rear overlooking the approx 58' width x 55' depth rear garden. Energy Efficiency Rating E. Council Tax Band D.



Entrance Hall

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

Bedroom 1 12'10" x 11'7" (3.91m x 3.53m)

Double glazed windows to front & side, fitted wardrobe, radiator.

Bedroom 2 11'10" x 10'10" (3.61m x 3.30m)

Double glazed window to rear, radiator.

Bedroom 3 / Dining Room 11'10" x 11'9" (3.61m x 3.58m)

Sliding patio door to Conservatory, feature fireplace, radiator.

Shower Room

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

Lounge 12'5" x 11'4" (3.78m x 3.45m)

Double glazed bay window to front, radiator, feature fireplace.

Kitchen 15'10" x 6'10" (4.83m x 2.08m)

Door to side & double glazed window to side, space for fridge/freezer. sink unit with mixer tap set into worksurfaces, space for washing machine, fitted base and wall mounted units, built in oven, four ring hob & extractor hood.

Conservatory 18'5" x 10'9" (5.61m x 3.28m)

French doors to side to garden, radiator, light & ceiling fan, glass roof which the seller advises is self cleaning.

Rear Garden 58' width x 55' depth (17.68m width x 16.76m depth)

Commencing with patio area, access to front via side gate, fenced to boundaries, mature flower and shrub beds, laid to lawn, outside tap, rose garden, cupboard housing boiler, external power point, storage shed.

Frontage 56' width x 43' max depth (17.07m width x 13.11m max depth)

Block paved driveway providing ample off road parking for numerous cars.

Maldon

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. 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.

