



Church
Fambridge Road, Maldon , Essex CM9 6AD
£585,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled on Farnbridge Road in the charming town of Maldon, this delightful property offers a perfect blend of space and comfort. Boasting two reception rooms and three/four bedrooms, there is ample space for all your needs. With three bathrooms, including a ground floor shower room and a family bathroom, convenience is key in this lovely house.

The property features an open plan kitchen/diner and family room, creating a warm and inviting space for entertaining or simply relaxing with loved ones. Additionally, the annex with a lounge, bedroom, kitchen, and shower room provides versatility and extra living space for guests or family members.

Conveniently located near Maldon High Street and Plume Academy, this home offers easy access to local amenities and schools. Parking is a breeze with space for up to four vehicles, ensuring you never have to worry about finding a spot.

Overall, this well-presented property is a true gem, offering a comfortable and spacious living environment in a desirable location. Don't miss out on the opportunity to make this house your home!

Tenure: Freehold - Council Tax Band: D - Energy Efficiency Rating: D



Entrance

Main entrance door, double glazed picture side windows to either side.

Hallway

Radiator, windows, stairs to first floor.

Lounge 13' x 12'7 (3.96m x 3.84m)

Double glazed bay window with radiator, log burning stove with mantel piece above.

Utility 5'5 x 5'11 (1.65m x 1.80m)

Space and plumbing for washing machine and tumble dryer, work top surface, window, built in storage units, cupboard housing boiler. Door to;

Shower Room

Shower cubicle with mains shower unit, low level wc, wash basin, double glazed window, ladder style radiator.

Kitchen 12'9 x 16'7 (3.89m x 5.05m)

Range of wall and base units, quartz work top surfaces, Belfast sink, integrated dishwasher, space for range style cooker/oven, space for tall standing fridge/freezer, breakfast bar. Open through to;

Dining/Family Room 11'2 x 10'10 (3.40m x 3.30m)

Sky light, radiator, double glazed windows and doors leading out to the garden and annex.

First Floor

Landing window, loft access

Bedroom One 14'3 x 9' (4.34m x 2.74m)

Double glazed bay window, radiator, built in wardrobes and storage.

Bedroom Two 13' x 12'4 (3.96m x 3.76m)

Double glazed window, radiator, built in wardrobes.

Bedroom Three 8'11 x 7'11 (2.72m x 2.41m)

Double glazed window, radiator.

Bathroom

Panel bath with mixer taps, wash basin, low level wc, double glazed window, ladder style radiator.

Outside

Garden

A well maintained garden, mainly laid to lawn with central pathway (leading to the annex) patio seating area, border trees, plants and flowers, access to work shop, gated side access to the front of the property.

Annex

The annex was passed for planning permission in 2012 for a IRU (independent relative unit), its also ideal for anyone who works from home, guests staying over, teenagers etc...

The annex comprises of;

Lounge/Kitchen Area (11'5 x 16'11) - Double glazed doors leading out to the garden, open through to the kitchen area.

Kitchen Area - Wall and base units, work top surface, sink, integrated oven, integrated fridge/freezer and space for washing machine, double glazed window.

Bedroom One (9'4 x 9'5) - Double glazed window, fitted shelving, electric heater.

Bedroom Two (6'4 x 4'11) - Double glazed window, electric heater.

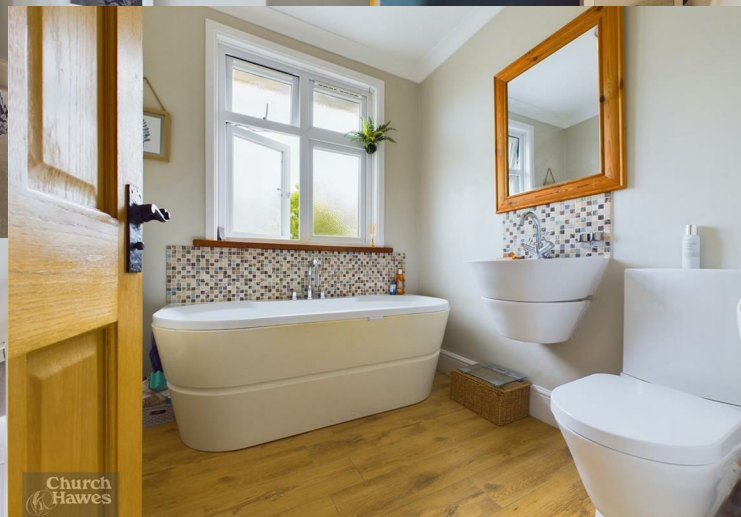
Shower Room - Shower cubicle with shower unit, low level wc, hand basin with vanity storage, double glazed window.

Frontage

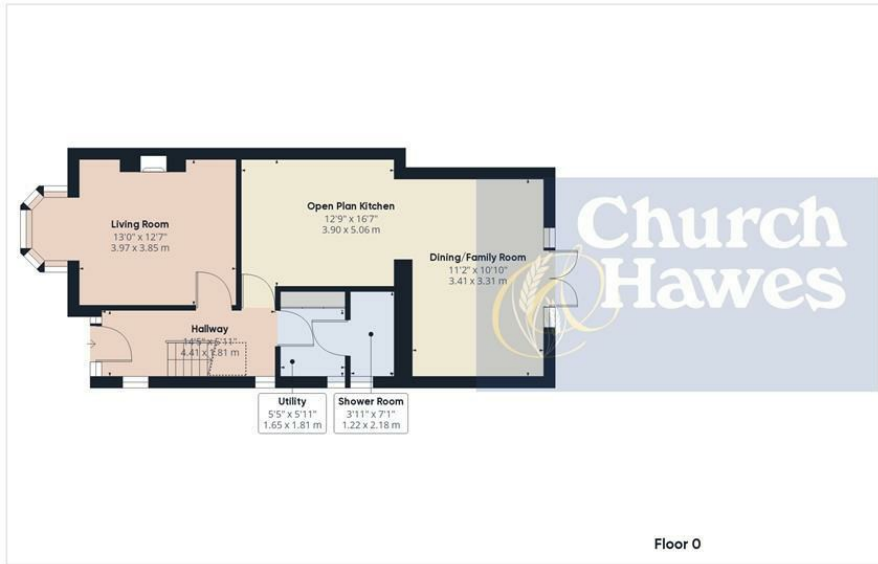
Ample parking is provided to the front of the property.

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.







Approximate total area[®]
 1506.51 ft²
 139.96 m²

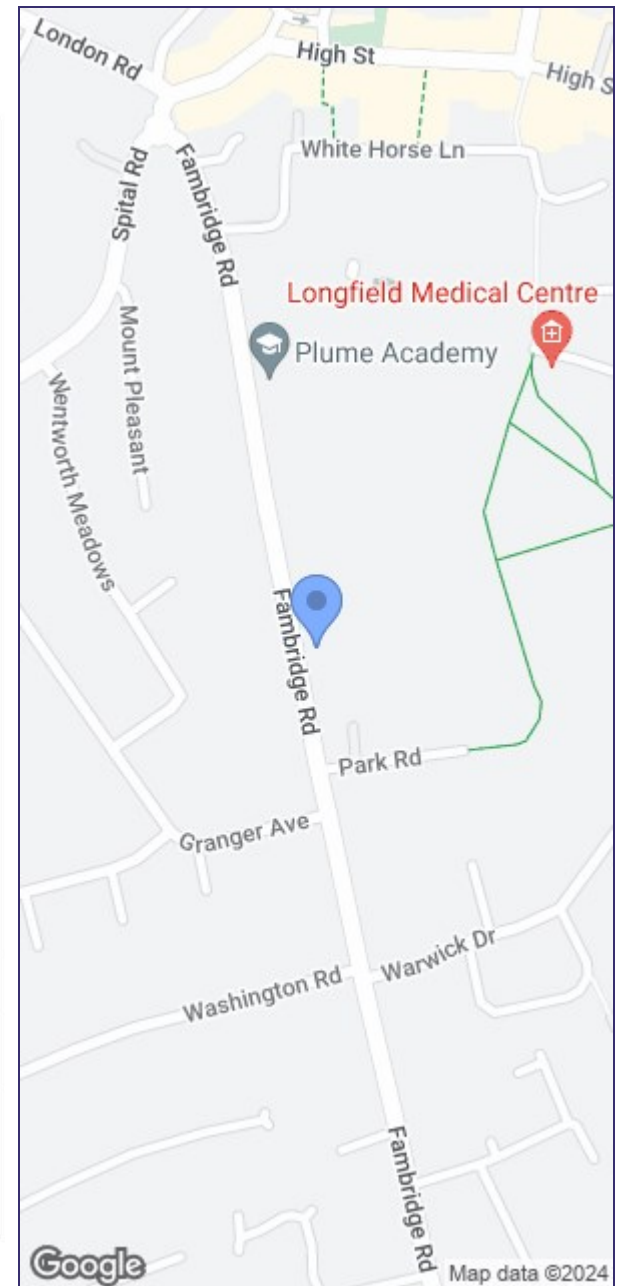
Reduced headroom
 14.59 ft²
 1.36 m²

(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.

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