



36 Essex Road, Maldon , CM9 6JQ  
 O.I.R.O £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



Welcome to this charming semi-detached house located on Essex Road in the vibrant town of Maldon. This property boasts 2 reception rooms, 3 bedrooms, and a ground floor bathroom.

One of the standout features of this property is the drive way parking ensuring convenience for you and your family or guests. Situated close to Maldon High Street, you'll have easy access to a variety of shops, restaurants, and amenities, making daily errands a breeze.

For families with children, the proximity to Wentworth School is a definite advantage, offering a convenient commute for the little ones. The property's great potential provides an exciting opportunity for you to put your personal touch and transform this house into your dream home.

Don't miss out on the chance to own this lovely property in a sought-after location. Contact us today to arrange a viewing and envision the possibilities that await you at Essex Road, Maldon.

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

**Entrance**

Main entrance door, side window,

**Lounge 13'8 x 17'5 (4.17m x 5.31m)**

Window overlooking the front aspect, radiator, feature fireplace with gas fire inset, window through to the dining area, door to;

**Inner Hallway**

Stairs to first floor, door leading to the outside.

**Bathroom**

Panel bath with shower over, low level wc, wash basin, radiator, windows, built in storage cupboard.

**Dining Room 8'11 x 11'3 (2.72m x 3.43m)**

Window through to the lounge, radiator, opens through to;

**Kitchen 11'5 x 9'10 (3.48m x 3.00m)**

Range of wall and base units, work top surfaces, 1 & 1/2 bowl stainless steel sink with drainer, integrated gas hob, integrated eye line oven and grill, space for further appliances. Window over looking the rear garden, door leading out.

**First Floor**

Landing window, loft access.

**Bedroom One 9'9 x 11'6 (2.97m x 3.51m)**

Window, radiator.

**Bedroom Two 12'11 x 9'2 (3.94m x 2.79m)**

Window, radiator.

**Bedroom Three 10' x 7'10 (3.05m x 2.39m)**

Window, radiator.

**Outside**

**Garden**

Cottage style garden with lots of plants and flowers, feature ponds, pathway, summerhouse, access to garage and work shop.

**Garage and Parking**

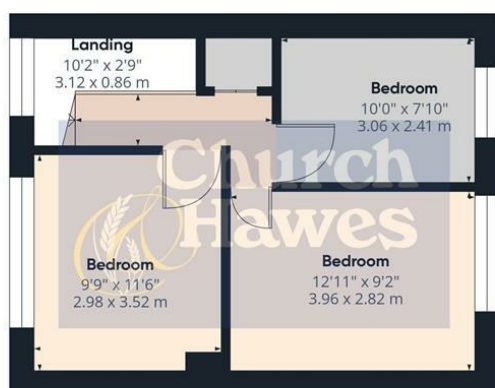
Garage with up and over door, parking provided in front of the garage.

**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<sup>®</sup>  
 884.51 ft<sup>2</sup>  
 82.17 m<sup>2</sup>



(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.

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