



1a Acacia Drive, Maldon , CM9 6AW
Guide price £400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to the sought-after Acacia Drive in Maldon! The property boasts a prime location within walking distance of various amenities, including the historic high street of Maldon, local schools, a convenient bus stop, and the Queen Victoria which is a traditional public house.

This property features a spacious lounge/diner and a kitchen, perfect for entertaining guests or relaxing with your family. With three bedrooms, there's plenty of space for everyone to enjoy. There is also a mature West facing rear garden ideal for enjoying those Spring/Summer days. One of the further benefits of this home is the replacement double glazed windows, ensuring a bright and a more energy-efficient living space. Additionally, there is a garage and driveway parking for two vehicles, making coming home a breeze. Boiler fitted in 2019.

Don't miss out on this fantastic opportunity to own a property in such a desirable location. With NO ONWARD CHAIN, you could soon be calling this house your new home. Contact Church & Hawes today to arrange a viewing and experience the charm of Acacia Drive for yourself! Council Tax Band D. Energy Efficiency Rating D.

Main Bedroom 12'1 x 11'0 (3.68m x 3.35m)
 Pvc double glazed window, radiator. Built in wardrobe.

Bedroom 2 10'3 x 8'7 (3.12m x 2.62m)
 Pvc double glazed window with views in the distance of the Blackwater Estuary, radiator.

Bedroom 3 8'5 x 5'9 (2.57m x 1.75m)
 Pvc double glazed window with views in the distance of the Blackwater Estuary, radiator, storage cupboard.

Bathroom
 Pvc double glazed window, three piece suite comprising of wc, wash hand basin and bath with mixer tap and Triton shower system.

Landing
 Pvc double glazed window, access to loft. Stairs down to entrance hall.

Entrance Porch
 Entrance door and windows to either side, door to entrance hall.

Entrance Hall
 Doors to lounge/diner, kitchen and door to side exterior. Stairs to first floor.

Kitchen 11'5 x 10'1 (3.48m x 3.07m)
 Pvc double glazed window, selection of base and wall cabinets with space for various appliances. Sink and drainer unit. Radiator. Door to lounge/diner.

Lounge/Diner 17'9 x 10'11 (5.41m x 3.33m)
 Fire surround, radiator. Patio doors to lean to. Door to entrance hall.

Lean To Sun Room 9'8 x 5'9 (2.95m x 1.75m)
 Patio doors to garden and windows to side and rear.

West Facing Rear Garden
 This tranquil west facing mature garden offers a patio area with many shrubs and bushes, access to front.

Frontage
 Driveway for two vehicles leading to the detached garage.

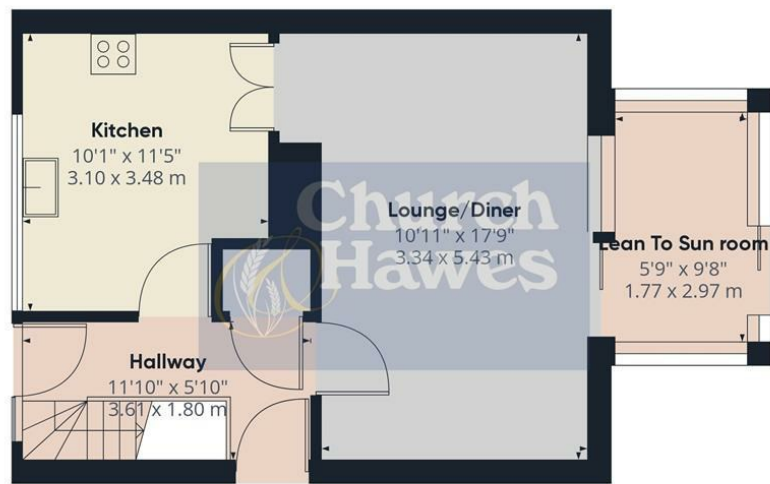
Garage
 Up and over door, window to rear, power.

Probate Information
 Please note that probate has been granted.

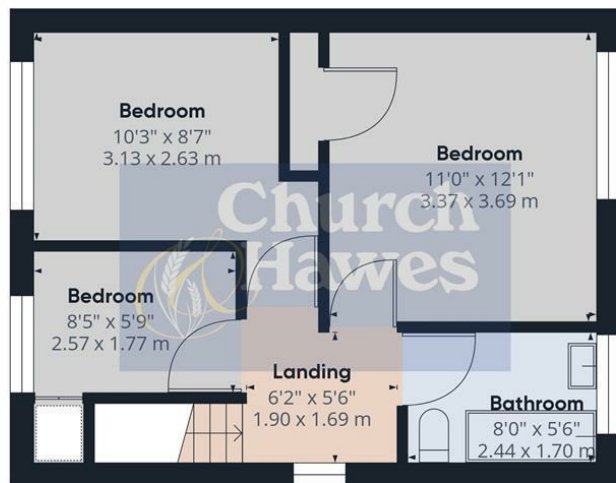
Area Description
 The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay 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. 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 themselves 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



Floor 1

Approximate total area¹⁾
 848.38 ft²
 78.82 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.

GIRAFFE 360

