



Church

Hall Estate, Goldhanger, Essex CM9 8BB  
Guide price £399,950

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this charming semi-detached house located in the desirable village of Goldhanger.

Upon entering, you are greeted by a spacious open plan kitchen/breakfast room, perfect for hosting family and friends. The separate utility room adds convenience to your daily chores. The ground floor is completed with a cosy sitting room with a central wood burning stove and dining room. The first floor consists of three bedrooms and a shower room.

One of the highlights of this property is the ample parking space available for up to four vehicles, ensuring you and your guests never have to worry about parking.

Imagine waking up to the serene views of the field right in your backyard. This property offers a peaceful retreat from the hustle and bustle of everyday life.

Don't miss out on the opportunity to make this lovely house your home. Contact us today to arrange a viewing and experience the charm of village living at its finest.

Tenure: Freehold - Council Tax Band: C - Awaiting EPC

### Entrance Hall

Main entrance door, radiator, double glazed window, storage cupboard, stairs to first floor.

### Lounge Area

Double glazed window to front, wood burner set to centre with mantel beam, vertical radiator, open to Kitchen/Breakfast Room.

### Kitchen/Breakfast Room

Range of wall and base units, four ring (LPG) gas hob with extractor above, composite 1 1/2 bowl sink drainer unit with mixer tap, fitted double oven with integrated microwave above, breakfast bar, double glazed window. Opens to Dining Room, Door to Utility Room.

### Dining Room

Double glazed 'French' style doors leading out to the garden.

### Utility Room

Double glazed window and door to rear, radiator, worktop surfaces, wall and base units, stainless steel sink with drainer, space and plumbing for washing machine and dishwasher, space for tall standing fridge/freezer. Door to:

### Ground Floor WC

Low level wc, heated ladder radiator.

### First Floor

Double glazed landing window to side, radiator, airing cupboard, access to loft space.

### Bedroom One

Double glazed window to front, radiator.

### Bedroom Two

Built in double wardrobe, double glazed sliding door to rear giving you wonderful view of the garden and the field on the back of the garden.

### Bedroom Three

Double glazed window to front, over stairs storage cupboard, radiator.

### Shower Room

Double glazed window to rear, low level w.c., twin sinks with mixer taps, walk in rainfall shower unit and further hand held shower attachment, heated ladder radiator, extractor fan.

### Outside

#### Garden

Screened oil tank to side, commences with grey decked seating area, laid to lawn extending to raised paved patio area to rear overlooking fields, sleeper lined planting area to one side, fenced to boundaries, path to side leading to front.

### Frontage

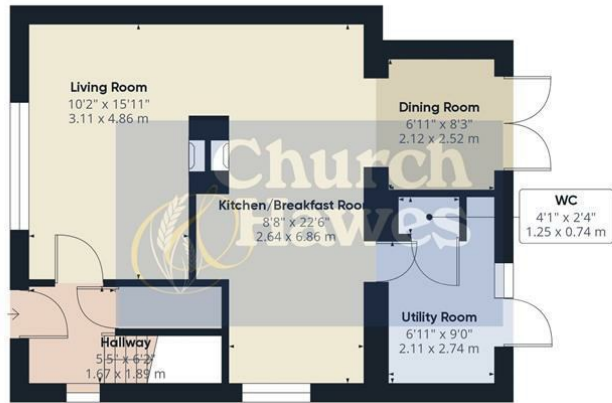
Block paved driveway providing parking for several vehicles (no dropped kerb), lawn area to one side, pathway to Entrance door, further allocated parking space.

### Local Area

The popular riverside village of Goldhanger is situated (approx 4.6 miles from the town of Maldon) Goldhanger offers two Traditional pubs The Chequers and The Cricketers and delightful riverside walks ideal for walkers and dog walkers. The church of St Peter is situated within the central part of the village. The no 95 bus links Tollesbury to Maldon via Goldhanger village.

### 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

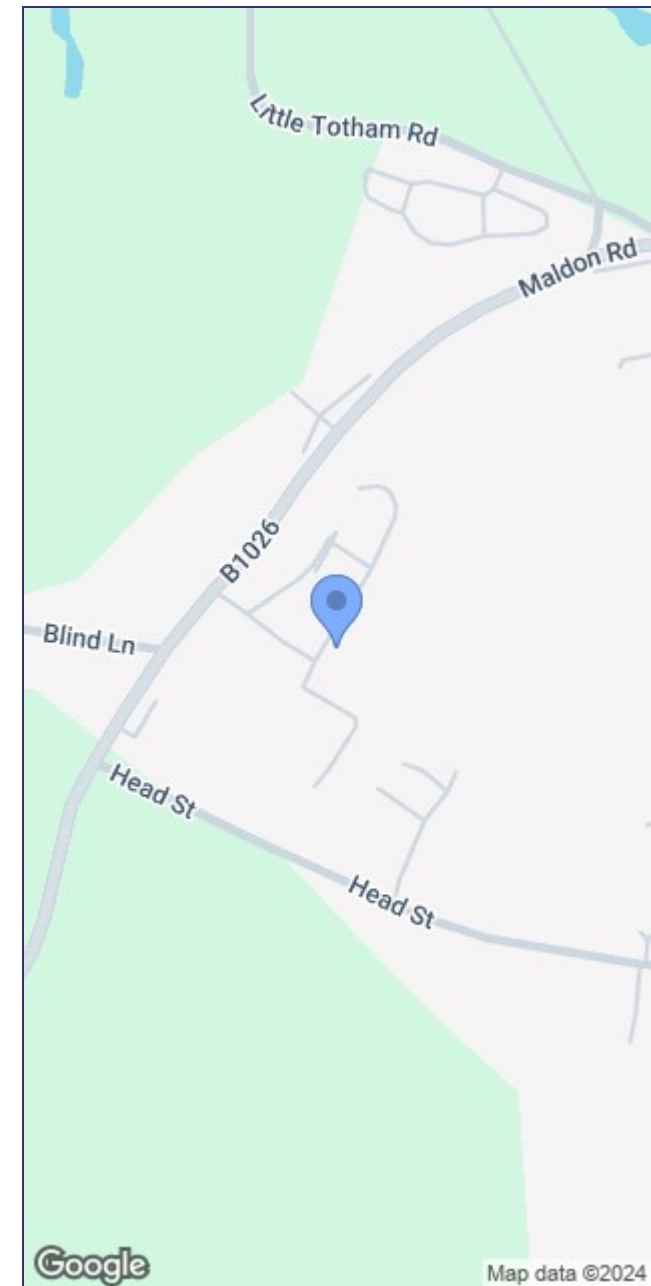
Approximate total area<sup>(1)</sup>

1047.87 ft<sup>2</sup>  
97.35 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.

GIRAFFE360





Church Hawes

Church Hawes

Church Hawes

Church Hawes