



Markland Drive, Maldon , CM9 6UD
Guide price £535,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this FOUR BEDROOM DETACHED property that requires some modernisation and is located in the sought after western side of Maldon. This property offers an 18'6 lounge and a 21'10 kitchen/breakfast room, making it an ideal family home. NO ONWARD CHAIN IS OFFERED!! There is also a DOUBLE GARAGE and ample driveway parking.

Situated in a SOUGHT AFTER mews location, this home offers a sense of privacy and tranquillity, perfect for those seeking a peaceful retreat. The property is within walking distance of the popular Wentworth Primary School, making the morning school run a breeze for parents. As well as local secondary school, shops and bus stop. With NO ONWARD CHAIN, this house is ready and waiting for its new owners to move in and make it their own. Whether you're looking for a spacious family home or simply want to upgrade to a larger property, this house ticks all the boxes.

Don't miss out on the opportunity to own this lovely property in a prime location. Contact us today to arrange a viewing and take the first step towards making this house your new home. Council tax Band E. Energy Efficiency Rating D. We understand the property requires probate, please see information.



Main Bedroom 10'4 x 9'6 (3.15m x 2.90m)

Pvc double glazed window, radiator. Built in double and single wardrobe. Door to;

En Suite

Window, radiator. Three piece suite comprising of wc and wash hand basin and shower cubicle.

Bedroom 2 11'6 x 9' (3.51m x 2.74m)

Window, radiator. Built in wardrobe and access to loft.

Bedroom 3 9'6 x 6'1 (2.90m x 1.85m)

Pvc double glazed window, radiator. Built in cupboard.

Bedroom 4 8'11 x 6'10 (2.72m x 2.08m)

Window and radiator.

Bathroom

Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin with vanity cabinet under and bath with mixer tap and shower attachment, Part tiled to walls.

Landing

Pvc double glazed window, radiator. Airing cupboard. Stairs down to entrance hall.

Entrance Hall

Replacement entrance door with window to side, radiator, under stairs cupboard. Doors to.

Cloakroom

Pvc double glazed window, radiator. Two piece suite comprising of wc and wash hand basin.

Lounge 18'6 x 11'2 (5.64m x 3.40m)

Dual Aspect with pvc double glazed bay window to front and French doors to the patio and rear garden. Fire place.

Dining Room 9'5 x 9'4 (2.87m x 2.84m)

Pvc double glazed window overlooking rear garden, radiator.

Kitchen/Breakfast Room 21'10 x 8'9 (6.65m x 2.67m)

Dual aspect with pvc double glazed window to front and rear, radiator. Selection of base and wall cabinets with 4

ring gas hob and extractor. Sink and drainer unit with mixer tap. Space for appliances. Door to side leading to garden.

Rear Garden

Patio area with remainder lawned and shrub/flower borders. Outside tap. Access to side and personal door to double garage.

Frontage

Lawned corner garden with shrub borders, parking on the driveway for approx four vehicles which leads to the DOUBLE GARAGE

Double Garage 18' x 16'8 (5.49m x 5.08m)

two up and over doors, power and lighting. Door to side leading to the rear garden.

Probate Information

We understand from the vendor that the probate was applied for 16/5/24. We have been advised that this will take approx 16 weeks for probate to be granted (we have no control over this time frame) Probate will be required to exchange contracts.

Area Information

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.

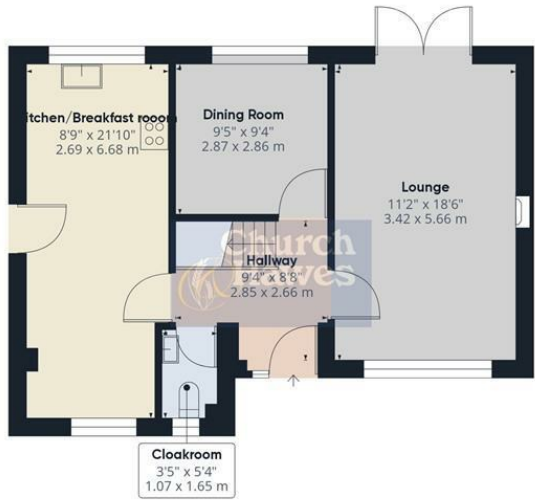
Further information can be found by visiting "www.itsaboutmaldon.co.uk" .

Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is

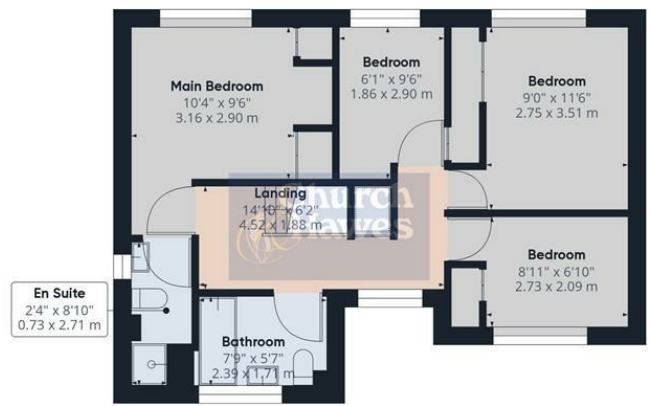
only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.







Floor 0 Building 1



Floor 1 Building 1



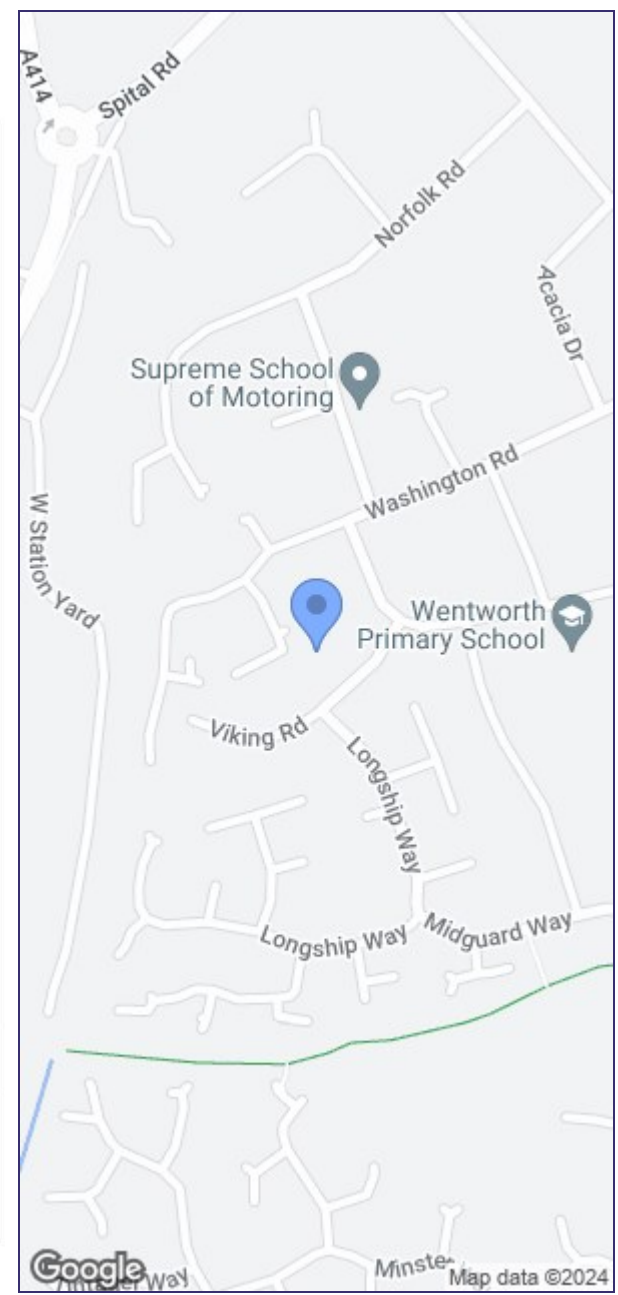
Floor 0 Building 2

Approximate total area⁽¹⁾
1439.06 ft²
133.69 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.

GIRAFFE360





Church Hawes



Church Hawes



Church Hawes



Church Hawes

