



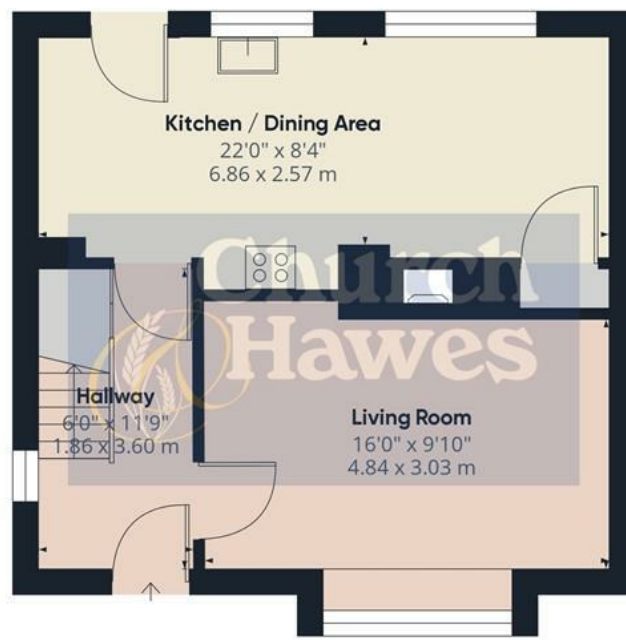
24 Maldon Road, Goldhanger , Essex CM9 8BD
O.I.E.O £350,000

Church & Hawes

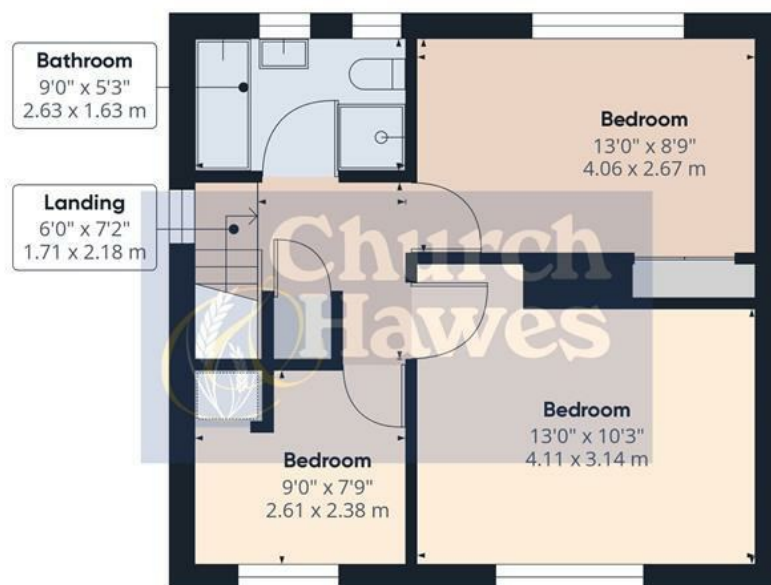
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

MAKE THIS WELL PRESENTED THREE BEDROOM HOME YOUR OWN. Located in the picturesque village of Goldhanger. This property boasts a spacious kitchen/diner, perfect for hosting family gatherings or entertaining friends. The four-piece bathroom adds a touch of luxury to your daily routine, incorporating a tiled corner shower, bath, w.c. and wash hand basin. With parking available for two vehicles to the rear, you'll never have to worry about finding a spot after a long day. The village location offers a peaceful and idyllic setting, ideal for those looking to escape a busy town. Whether you're looking to settle down in a tranquil village setting or seeking a cozy home with ample space, this property on Maldon Road has it all. Don't miss out on the opportunity to make this charming house your new home. Council Tax: C, EPC: E.



Floor 0



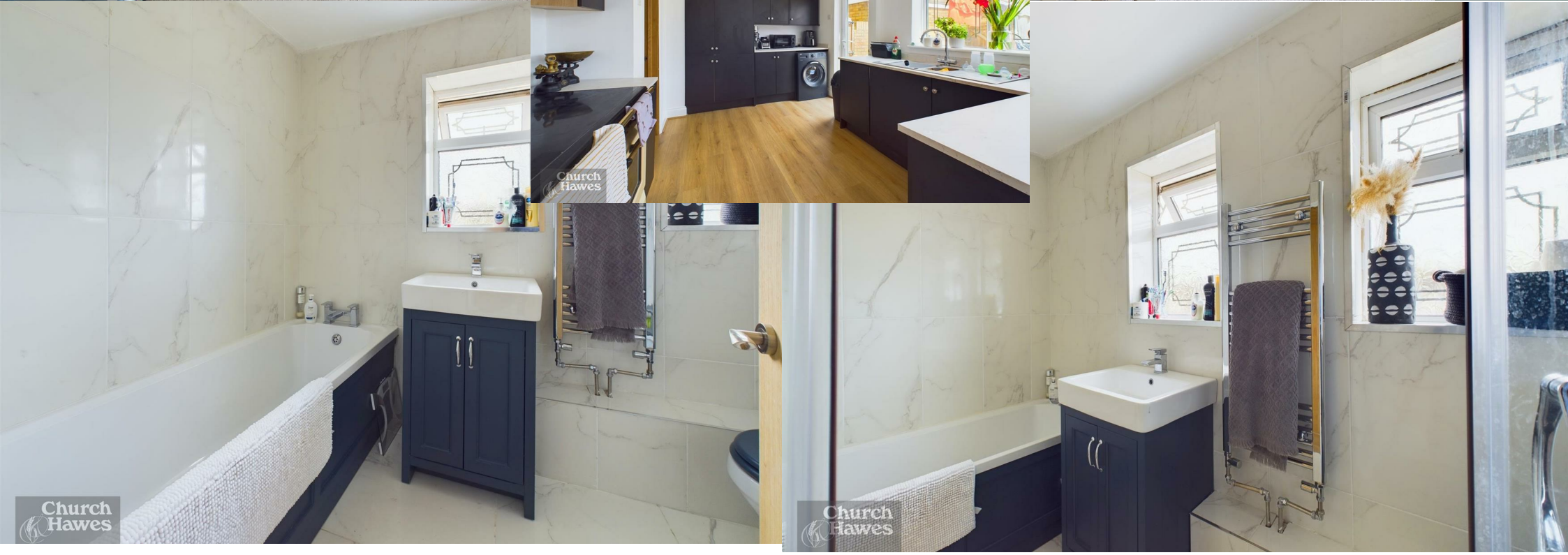
Floor 1

Approximate total area⁽¹⁾
 890.5 ft²
 82.73 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



Bedroom 13'0 x 10'3 (3.96m x 3.12m)

Double glazed window to front, radiator.

Bedroom 13'0 x 8'9 (3.96m x 2.67m)

Double glazed window to rear, radiator, double wardrobe with part glazed doors.

Bedroom 9'0 x 7'9 (2.74m x 2.36m)

Double glazed window to front, radiator, stoarge above staircase.

Bathroom 9'0 x 5'3 (2.74m x 1.60m)

Two obscure double glazed windows to rear, heated towel rai, w.c., tiled corner shower unit, panelled bath with mixer tap, wash hand basin with mixer tap, tiled to walls and floor.

Landing

Double glazed window to side, storage cupboard, stairs to Ground Floor:

Entrance Hall 11'9 x 6'0 (3.58m x 1.83m)

Entrance door to front accessing storm porch, double glazed window to side, radiator, wood effect flooring, under stairs storage, doors to Kitchen/Diner and:

Living Room 16'0 x 9'10 (4.88m x 3.00m)

Double glazed bow window to front., radiator, wood effect flooring, red brick fireplace, coved to ceiling, wood effect flooring.

Kitchen/Diner 22'0 x 8'4 (6.71m x 2.54m)

Double glazed windows to rear, part glazed door to rear, wood effect flooring, range of matching units, full length storage cupboard, space for range cooker with extractor above, integrated fridge/freezer, stainless steel sink/drainer unit with mixer tap, wood effect flooring.

Rear Garden

Decked area, gate to frontage, gate to rear, mainly laid to synthetic lawn, fenced to boundaries pergiola to rear, door to workshop/brick built stoarge, parking to rear.

Frontage

Shared gate to front boundary, pathway leading to rear garden, planting area, lawned area pathway to Entrance door.

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.

