



Wentworth Meadows, Maldon , Essex CM9 6EH  
Price £595,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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HIGHLY SOUGHT AFTER WENTWORTH MEADOWS! Situated within walking distance to Maldon's historic High Street and rarely available in this location!. Offering EXTENDED & WELL PRESENTED accommodation throughout is this three bedroom detached family home hosting a wealth of features. To the first floor are three generous bedrooms plus a dressing room, family bathroom plus separate w/c. To the ground floor the property boasts three reception rooms allowing for versatile accommodation plus a wet room along with a STUNNING RE-FITTED KITCHEN. Externally ample parking is provided via two driveways plus DOUBLE GARAGE!. Externally there are pleasant front and rear gardens. Energy Efficiency Rating D. Council Tax Band D.



**Bedroom 1 11'11 x 9'10 (3.63m x 3.00m)**

Double glazed window to rear, radiator.

**Bedroom 2 10' x 9'8 (3.05m x 2.95m)**

Double glazed window to rear, radiator.

**Bedroom 3 9'3 x 8'11 (2.82m x 2.72m)**

Double glazed window to rear, radiator.

**Dressing Room 6'2 x 5'2 (1.88m x 1.57m)**

Sun light tunnel, inset lighting to ceiling, storage cupboard housing wall mounted boiler.

**Bathroom**

Obscure double glazed window to front, ladder towel radiator, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, tiled to bath area.

**W.C**

Obscure double glazed window to side, low level w.c, wash hand basin with mosaic effect tiled splash back.

**Landing**

Double glazed window to front, access to loft space via loft ladder which we understand has recently been re-felted and boarded, stairs leading down to:

**Entrance Hall**

Entrance door, radiator, under stairs storage cupboard, built in storage cupboard, doors to:

**Cloakroom/W.C**

Obscure double glazed window to front, radiator, low level w.c, wash hand basin with mixer tap, tiled splash back.

**Lounge 18'4 x 10'5 (5.59m x 3.18m)**

Two double glazed windows to rear, two radiators, fireplace with gas fire through to:

**Study 8'2 x 8' (2.49m x 2.44m)**

Double glazed window to rear, underfloor heating, door to:

**Wet Room**

Obscure double glazed window to front, ladder towel radiator, wash hand basin with mixer tap, wall mounted

shower unit, extractor fan, inset lighting to ceiling, under floor heating, automatic sensor lighting and accessible toilet.

**Dining Room 17'8 x 10'11 (5.38m x 3.33m)**

Door to rear to garden, double glazed window to front & rear, two radiators.

**Re-Fitted Kitchen 17'7 x 8' (5.36m x 2.44m)**

Double glazed window to front & rear, door to side to side garden, built in fridge/freezer, electric under floor heating, built in Samsung smart double oven incorporating microwave and air fryer, built in dishwasher, built in wine chiller, built in four ring gas hob & extractor hood, range of fitted base and wall mounted units, inset lighting to ceiling, sink unit with mixer tap set into worksurfaces, glass fronted display cabinet, two radiators.

**Side Garden**

Access to front via gate, outside tap, personal door to:

**Double Garage 21' x 16'9 (6.40m x 5.11m)**

Electric up and over door, power and light connected.

**Rear Garden**

Commencing with patio area, outside tap, fenced to boundaries, summerhouse with power connected, external power point.

**Frontage**

Two driveways providing off road parking.

**Agents Note**

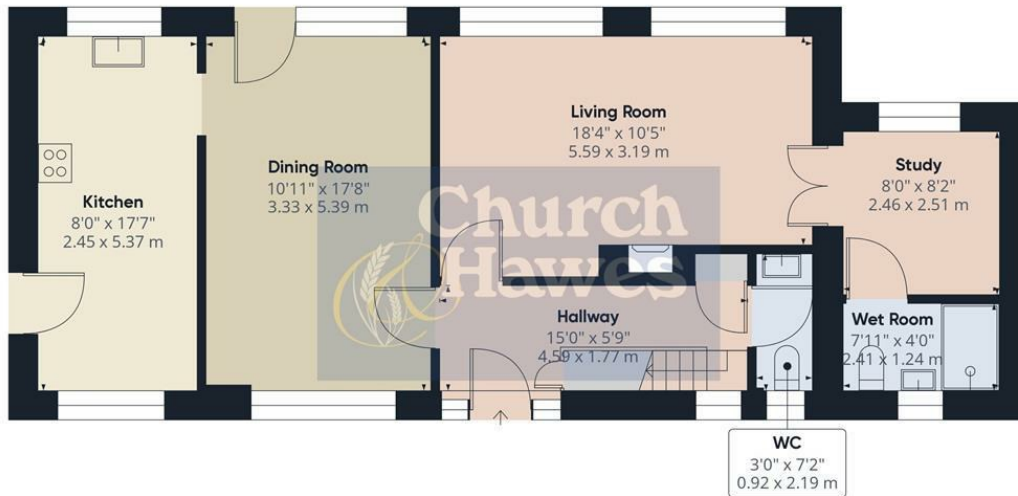
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.



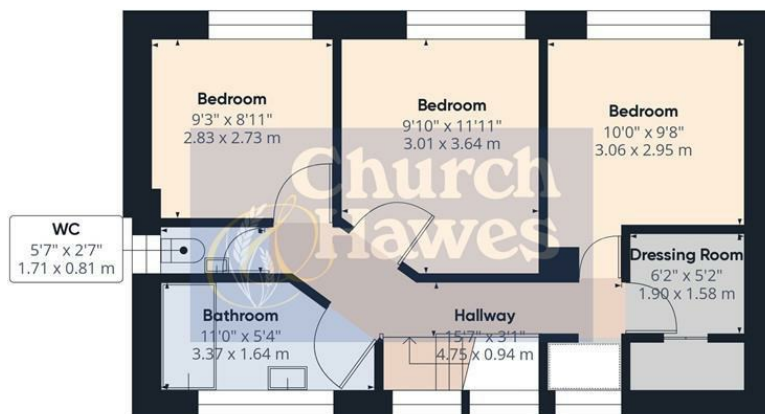








Floor 0 Building 1



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

1234.3 ft<sup>2</sup>

114.67 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.

Calculations are based on RICS IPMS 3C standard.

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