



4 Markland Drive, Maldon , CM9 6UD
£525,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this charming FOUR BEDROOM DETACHED property located on Markland Drive in the favourable western side of Maldon. This delightful house boasts two reception rooms, perfect for entertaining guests or relaxing with your family. The property features two bathrooms and a ground floor cloakroom, ensuring convenience and comfort for all residents. Owned since new, this house has been lovingly maintained, offering a sense of pride in ownership that is truly commendable.

The property is within walking distance of the popular Wentworth Primary School, making the morning school run a breeze for parents. As well as The Plume Academy, shops and bus stop. 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.

Tenure: Freehold - Council Tax Band: E - Energy Efficiency Rating D.

Entrance

Main entrance door;

Hallway

Radiator, storage cupboard, stairs to first floor.

Ground Floor WC

Low level wc, hand basin, double glazed window, ladder style radiator.

Kitchen/Breakfast Room 17'2 x 8'5 (5.23m x 2.57m)

Range of wall and base units, work top surfaces, twin stainless steel sink with drainer, work top mounted induction hob, eye level oven and grill. Space for further appliances, double glazed windows, double glazed side entrance door, radiator.

Lounge 15'7 x 13' (4.75m x 3.96m)

Feature gas fire with surround, double glazed bay window, radiator. Double doors leading through to the dining area.

Dining Room 12'5 x 8'5 (3.78m x 2.57m)

Double glazed 'French' style doors leading out to the garden, double doors leading through to the main lounge, radiator.

First Floor

Double glazed landing window, loft access.

Bedroom One 11'1 x 10'1 (3.38m x 3.07m)

Double glazed window, radiator, fitted wardrobes, access to the en suite.

En Suite

Low level WC, wash basin with vanity storage beneath, shower cubicle with shower unit.

Bedroom Two 12'6 x 8'6 (3.81m x 2.59m)

Double glazed window, radiator, fitted wardrobes.

Bedroom Three 10'11 x 10'2 (3.33m x 3.10m)

Double glazed window, radiator.

Bedroom Four 8'9 x 7' (2.67m x 2.13m)

Double glazed window, radiator.

Bathroom

Modern white suite with panel bath, mains powered shower system, low level wc, wash basin, double glazed window, modern radiator with towel rack.

Outside

Garden

The rear garden commences with a paved area with pathway leading to the rear part of the garden with timber shed, remainder of the garden is laid to lawn with border trees, shrubs and flowers. Gated side access to either side of the property, personal entrance to the garage.

Garage 16'7 x 7'6 (5.05m x 2.29m)

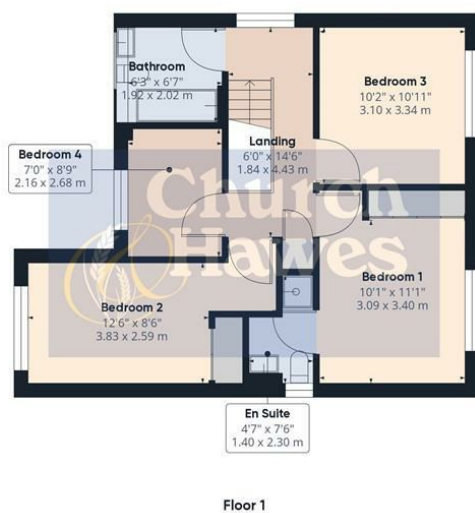
Up and over door with lighting and power connected.

Frontage

Off road parking for two cars.

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.



Approximate total area[®]
 1286.83 ft²
 119.55 m²

Reduced headroom
 1.4 ft²
 0.13 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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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