



Mill Road, Maldon, CM9 5JA
Price £400,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

IDEALLY SITUATED WITHIN CLOSE PROXIMITY TO MALDON'S HISTORIC HIGH STREET & PROMENADE PARK an opportunity has arisen to purchase this MOST DECEPTIVE THREE BEDROOM CHARACTER COTTAGE. Internally the well presented accommodation comprises of first floor family bathroom plus ground floor cloakroom/w.c. Also to the ground floor is an impressive open plan lounge/dining room, kitchen with utility room plus a versatile family room/study. Externally PARKING IS PROVIDED OFF ROAD VIA THE DRIVEWAY FOR TWO CARS plus a generous approx 53' rear garden. Internal viewing comes highly advised. Council Tax Band C. Energy Efficiency Rating E.

Bedroom 1

13'9 x 11'5 (4.19m x 3.48m)

Double glazed window to front, radiator, coved to ceiling, fitted wardrobes.

Bedroom 2

11'3 x 9'6 (3.43m x 2.90m)

Double glazed window to rear, radiator, access to loft space.

Bedroom 3

11' x 9'6 (3.35m x 2.90m)

Double glazed window to rear, radiator.

Bathroom

Obscure double glazed window to rear, ladder towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and wall mounted shower unit, tiled to walls.

Landing

Double glazed window to side, airing cupboard housing boiler, stairs down to:

Entrance Hall

Entrance door, radiator, tiled floor, door to:

Lounge/Diner

21'3 x 12'2 (6.48m x 3.71m)

Double glazed window to front, two radiators, fireplace with open fire, under stairs storage cupboard, laminate flooring.

Utility Room

9'11 x 5'4 (3.02m x 1.63m)

Double glazed window to side, door to side, tiled floor, inset lighting to ceiling, space for washing machine.

Kitchen

10'9 x 9'6 (3.28m x 2.90m)

Double glazed window to rear, sink unit with mixer tap set into worksurfaces, fitted base and wall mounted units, tiled splash backs, tiled floor, built in oven, four ring hob, extractor hood, built in fridge/freezer, island unit incorporating wine rack, vertical radiator, inset lighting to ceiling.

Rear Hallway

Stable door to rear to garden, radiator, tiled floor, inset lighting to ceiling.

W.C

Obscure double glazed window to side, low level w.c, wash hand basin with mixer tap, inset lighting to ceiling, tiled floor, tiled to walls, ladder towel radiator.

Study/Family Room

12'9 x 7'8 (3.89m x 2.34m)

French doors to rear to garden, double glazed window to side, radiator, inset lighting to ceiling.

Rear Garden

approx 53' depth (approx 16.15m depth)

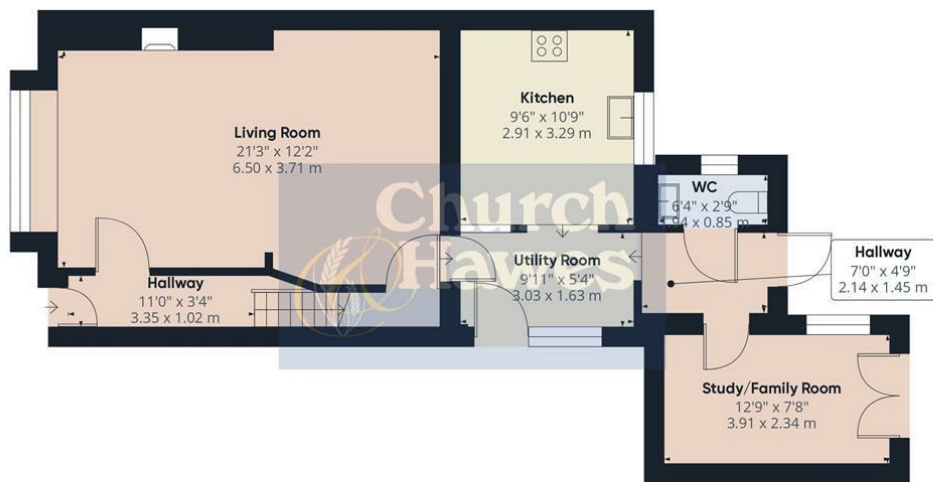
Measured from rear stable door. Commencing with patio area, laid to lawn with flower and shrub beds, timber storage shed, further patio to rear.

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.



Floor 0



Floor 1

Approximate total area⁽¹⁾

1144.42 ft²

106.32 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.

Calculations are based on RICS IPMS 3C standard.

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