



11 Longship Way, Maldon , Essex CM9 6UG  
Price £425,000

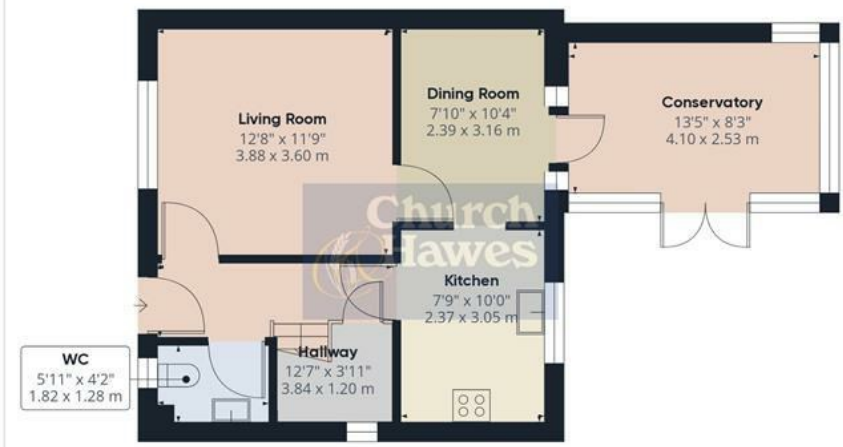
**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A WELL PRESENTED THREE BEDROOM HOME LOCATED ON THE HIGHLY DESIRABLE WESTERN SIDE OF MALDON. This Link Detached Home boasts Three well proportioned bedrooms which are serviced by the Four piece Family Bathroom. To the Ground Floor this home offers further impressive accommodation which is accessed from the Entrance Hall including a Ground Floor Cloakroom. The Rear of the property features an impressive semi open plan Kitchen/Dining Room also affording access to the Conservatory which overlooks the Garden. The remainder of the Ground Floor is occupied by generous Living Room with views across a Greensward Area to the front. Externally, the property affords Driveway Parking which leads to the Garage.

The property offers excellent access in the town centre within easy reach of local schools and amenities. Viewing this home is considered essential to appreciate it's quality and convenience. Council Tax: D, EPC: C



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
 1083.06 ft<sup>2</sup>  
 100.62 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.

GIRAFFE360



**Bedroom 11'10 x 11'5 (3.61m x 3.48m)**

Double glazed window to rear, radiator, coved to ceiling.

**Bedroom 11'9 x 9'5 (3.58m x 2.87m)**

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

**Bedroom 8'10 x 8' (2.69m x 2.44m)**

Double glazed window to rear, radiator, coved to ceiling.

**Bathroom 8'10 x 6'1 (2.69m x 1.85m)**

Obscure double glazed window to front, heated towel rail, four piece suite comprising tiled shower, low level w.c., wash hand basin with mixer tap and vanity unit, panelled bath, tiled to walls.

**Landing**

Double glazed window to side, return stair case down to:

**Entrance Hall**

Part obscure glazed entrance door to front, radiator, Karndean wood-effect Luxury Vinyl Floor (LVT), door to under stairs cupboard, doors to further accommodation including:

**Cloakroom 5'11 x 4'1 (1.80m x 1.24m)**

Obscure double glazed window to front, low level w.c., wash hand basin with mixer tap and vanity unit.

**Living Room 12'8 x 11'9 (3.86m x 3.58m)**

Double glazed window to front, radiator, television point, coved to ceiling, door to:

**Dining Room 10'4 x 7'10 (3.15m x 2.39m)**

Double glazed double doors to Conservatory, radiator, coved to ceiling, Karndean wood-effect Luxury Vinyl Floor (LVT). Open to:

**Kitchen 10' x 7'9 (3.05m x 2.36m)**

Double glazed window to rear, door to Entrance Hall, range of matching units, Oven with tiled splash backs, 1 1/2 bowl sink drainer unit set into work surface, space for Fridge, part tiled to walls, Karndean wood-effect Luxury Vinyl Floor (LVT).

**Conservatory 13'5 x 8'3 (4.09m x 2.51m)**

Double glazed windows to rear and sides, polycarbonate ceiling, double glazed double doors to side.

**Rear Garden**

Mainly paved with timber fencing to boundaries, timber shed, shingle area to one side, door into:

**Garage 16'11 x 8'3 (5.16m x 2.51m)**

Up and over door to front, power and light connected.

**Frontage and Parking**

Driveway Parking leading to Garage, 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.

