



21 Acacia Drive, Maldon , Essex CM9 6AW  
Price guide £675,000

**Church & Hawes**  
Est. 1977

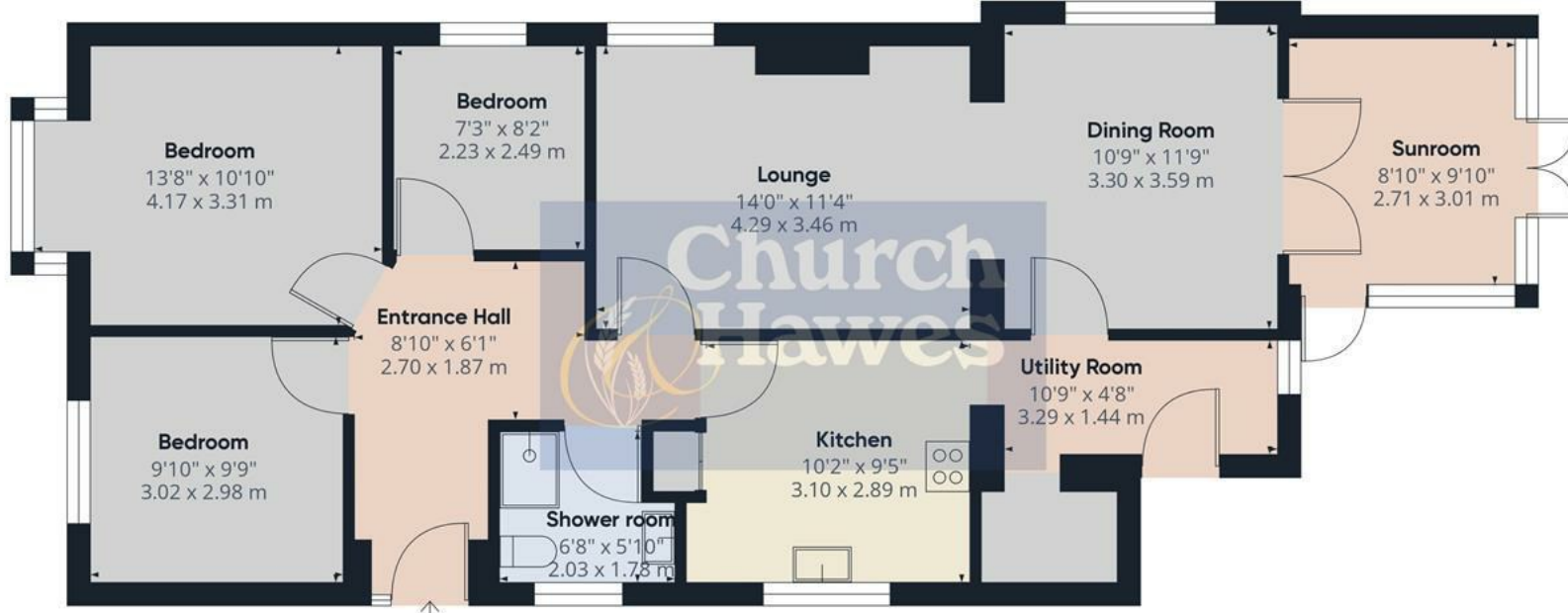
Estate Agents, Valuers, Letting & Management Agents



Welcome to Acacia Drive, Maldon - a charming highly sought location within the heart of Maldon. This DETACHED TURN KEY BUNGALOW has been REFURBISHED and is a true gem, offering three bedrooms and a spacious 91 feet/ 27.74m WEST FACING REAR GARDEN. The builder is currently finishing the exterior and the floor coverings will be finished being laid towards to the end of October

Located in one of Maldon's most desirable roads, this property presents a unique opportunity for those looking for a peaceful and a well-connected place to call home. With NO ONWARD CHAIN, the process of making this bungalow your own is made even smoother. This delightful bungalow offers a LOUNGE, DINING ROOM and a SUN LOUNGE overlooking the WEST facing garden. Other benefits include UNDER FLOOR HEATING and NEW PVC DOUBLE GLAZED WINDOWS and a NEW ROOF! There is ample parking on the driveway and a workshop/storage garage.

Don't miss out on the chance to own this delightful property within one of Maldon's most prestigious locations. This bungalow on Acacia Drive is a rare find that offers a home that YOU CAN MOVE STRAIGHT INTO all on one level. Council Tax Band E. Await EPC.



Floor 0 Building 1



Floor 0 Building 2

Approximate total area<sup>(1)</sup>  
 1146.57 ft<sup>2</sup>  
 106.52 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





**Entrance Hall**

Replacement entrance door, tiled flooring with under floor heating.

**Main Bedroom 13'8 x 10'10 (4.17m x 3.30m)**

Pvc double glazed window, under floor heating with individual room thermostat control.

**Bedroom 2 9'10 x 9'9 (3.00m x 2.97m)**

Pvc double glazed window, under floor heating with individual room thermostat control.

**Bedroom 3 8'2 x 7'3 (2.49m x 2.21m)**

Pvc double glazed window, under floor heating with individual room thermostat control.

**Shower Room**

Pvc double glazed window, three piece white suite comprising of wc, wash hand basin and shower cubicle with shower system. Tiled to floor.

**Kitchen 10'2 x 9'5 (3.10m x 2.87m)**

Pvc double glazed window, brand new shaker style base and wall cabinets with integrated fridge/freezer, dishwasher and Bosch oven and hob with extractor fan. Sink set into work surface. Through to utility room.

**Utility Room 10'9 x 4'8 (3.28m x 1.42m)**

Base cabinets and space and plumbing for washing machine. Door to rear garden.

**Lounge 14'0 x 11'4 (4.27m x 3.45m)**

Pvc double glazed window, under floor heating with individual room thermostat control. Fire surround through to dining room

**Dining Room 11'9 x 10'9 (3.58m x 3.28m)**

Pvc double glazed window, under floor heating with individual room thermostat control. Door to utility room and double doors to Sun Lounge.

**Sun Lounge 9'10 x 8'10 (3.00m x 2.69m)**

Pvc double glazed windows and tiled to floor. Doors to the west facing rear garden.

**West Facing Rear Garden 91' (27.74m )**

Newly laid porcelain patio with remainder lawned and wooden planters. Mature bushes and shrubs to one side of the garden. Shed to the rear of the garden. Storage to the other side of the bungalow.

**Garage/Storage 20'2 x 8'3 (6.15m x 2.51m)**

Up and over door.

**Frontage**

Ample Parking on driveway. Access to side leading to the workshop/ storage garage.

**Area Description**

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants. Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool

street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

**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.





Church Hawes



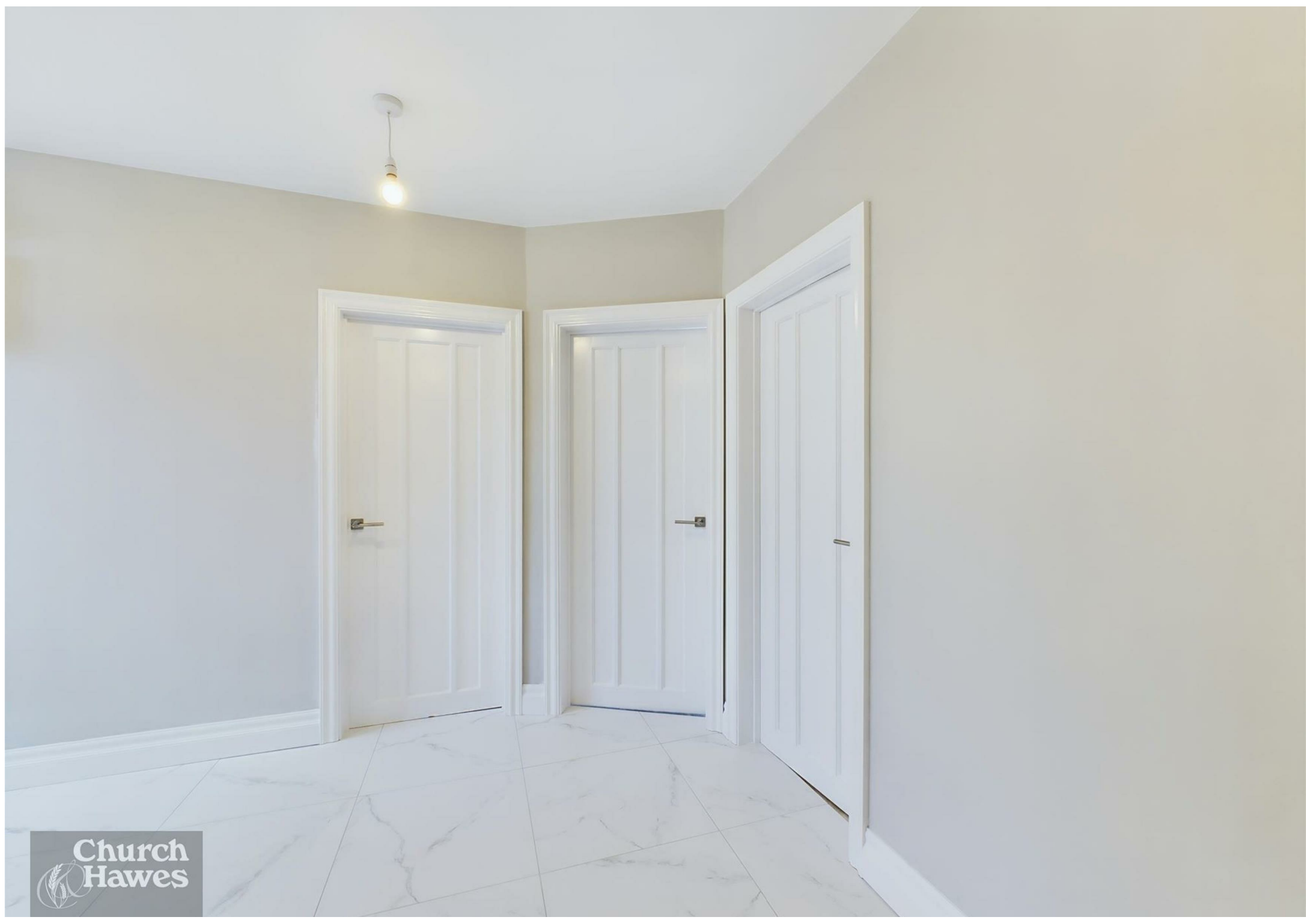
Church Hawes



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