



4 Endeavour Close, Maldon , CM9 8TA
O.I.R.O £300,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

FOR SALE WITH NO ONWARD CHAIN IS THIS EXTENDED TWO BEDROOM SEMI DETACHED HOME. Located within the waterside village of Tollesbury, the property affords two first floor Bedrooms and a Family Bathroom. The extened Ground Floor incorporates a semi open plan Living/Dining Room and further reception room in the form of Garden Room. The remainder of the property comprises a generous Entrance Hall offering access to the ground floor Cloakroom and Kitchen. Externally, the property boasts a private Rear Garden and a generous lawned frontage with the Driveway to the side of the property leading to the Garage. Council Tax: B, EPC: F.

Bedroom 11'3 x 10'7 (3.43m x 3.23m)
Double glazed window to rear, full length storage cupboard.

Bedroom 13'9 x 8'4 (4.19m x 2.54m)
Double glazed window to front, full length storage cupboard.

Bathroom 8'4 x 5'9 (2.54m x1.75m)
Obscure double glazed window to side, radiator, P shaped bath with mixer tap, shower above and shower screen, pedesstal wash hand basin, low level w.c., tiled to walls and floor.

Landing
Double glazed window to side, doors to further accommodation, access to loft, stairs down to:

Entrance Hall 13'9 x 7'3 (4.19m x 2.21m)
Part double glazed entrance door to front, two double glazed full length windows to front, radiator, double storage cupboard, wood effect flooring, coved to ceiling, doors to further accommodation including:

Cloakroom 4'9 x 2'7 (1.45m x 0.79m)
Low level w.c., wood effect flooring.

Dining Room 11'8 x 10'9 (3.56m x 3.28m)
Double glazed window to front, radiator, wood effect flooring, coved to ceiling, semi open plan to:

Living Room 13'7 x 10'6 (4.14m x 3.20m)
Double glazed window to rear, radiator, coved to ceiling.

Kitchen 10'6 x 8'6 (3.20m x 2.59m)
Double glazed window and part double glazed door to rear,

range of matching units, 1 1/2 bowl sink drainer unit with miexr tap set into work surface. cupboard housing oil fired boiler, four ring electric hob with extractor fan, low level oven, wood effect flooring.

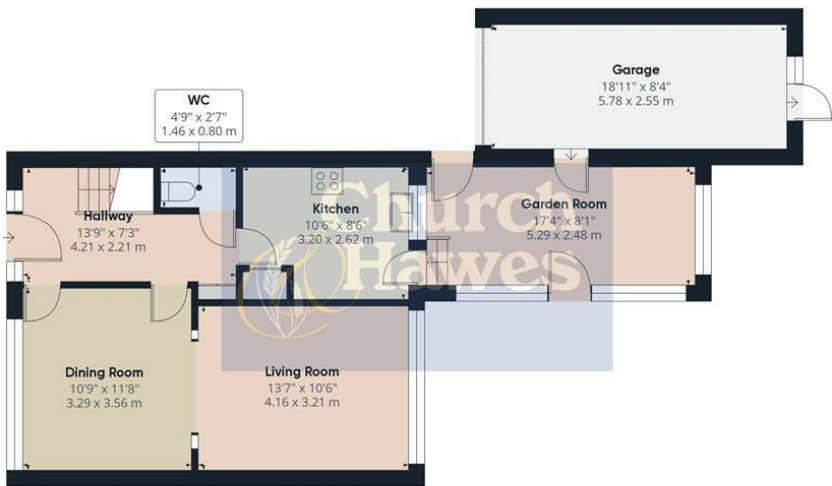
Garden Room 17'4 x 8'1 (5.28m x 2.46m)
Double glazed windows to side and rear,radiator, part glazed door to wither side, door to garage.

Garage 18'11 x 8'4 (5.77m x 2.54m)
Up and over door to front, part double glazed door to rear, double glazed window to rear, power and light connected.

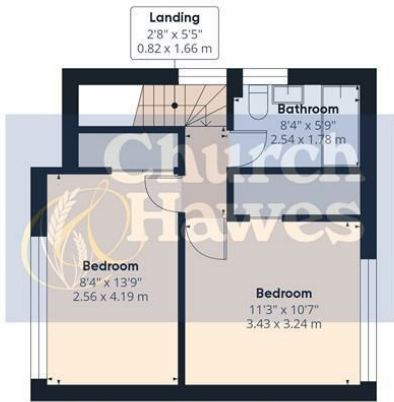
Rear Garden
Mainly paved with oil tank to rear, shingle area, outside tap.

Frontage
Lawned area to front of property, driveway extending to garage providing ample 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



Floor 1

Approximate total area[®]
1119.67 ft²
104.02 m²

Reduced headroom
0.17 ft²
0.02 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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