



17 Norfolk Road, Maldon , CM9 6AZ
Price £535,000

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

WELCOME TO NORFOLK ROAD, MALDON - a charming property that is sure to capture your heart! A FOUR BEDROOM DETACHED FAMILY HOME offering ample space for a growing family or those who love to entertain guests with a generous 1,211 sq ft of living space to include Lounge plus dining room, kitchen plus utility room/study with the addition of a conservatory overlooking the rear garden. Situated on the sought-after WESTERN SIDE OF MALDON & OFFERED FOR SALE WITH NO NWARD CHAIN! One of the standout features of this property is the IMPRESSIVE 77' REAR GARDEN. Imagine relaxing in your own private oasis, hosting summer barbecues, or simply enjoying the tranquillity of nature right outside your door. Additionally the AMPLE DRIVEWAY PARKING and GARAGE provide convenience. Don't miss this opportunity book a viewing today and start envisioning the endless possibilities that Norfolk Road has to offer! Energy Efficiency Rating E. Council tax Band E.

- Bedroom 1 11'3 x 10'5 (3.43m x 3.18m)**
Double glazed window to front, radiator, built in wardrobe with mirror fronted doors.
- Bedroom 2 13'5 x 8'8 (4.09m x 2.64m)**
Double glazed window to rear, radiator.
- Bedroom 3 11'3 x 7'10 (3.43m x 2.39m)**
Double glazed window to front, radiator, tiled shower cubicle with wall mounted shower unit.
- Bedroom 4 9'9 x 7'2 (2.97m x 2.18m)**
Double glazed window to rear, radiator.

Shower Room
Obscure double glazed window to side, ladder towel radiator, low level w.c, wash hand basin with mixer tap, shower cubicle with wall mounted shower unit.

Landing
Obscure double glazed window to side, access to loft space, storage cupboard, stairs down to ground floor.

Entrance Porch
Sliding entrance door, tiled floor, door to:

Entrance Hall
Entrance door, radiator, parquet flooring, doors to:

Cloakroom/W.C
Low level w.c, wash hand basin.

Lounge 14'7 x 13'1 (4.45m x 3.99m)
Double glazed window to front, radiator, fireplace, coved to ceiling, parquet flooring, through to:

Dining Room 11'7 x 9'11 (3.53m x 3.02m)
Sliding patio door to garden, radiator, parquet flooring, radiator, door to:

Kitchen 9'11 x 9'9 (3.02m x 2.97m)
Double glazed window to rear, sink unit with mixer tap set into work surfaces, space for dishwasher, space for cooker, space for under counter fridge, cupboard housing boiler.

- Utility / Study 8'9 x 7'8 (2.67m x 2.34m)**
Doors to front, space for washing machine, sink unit with mixer tap, door to:
- Conservatory 9'1 x 8'9 (2.77m x 2.67m)**
Door to garden
- Rear Garden approx 77' depth (approx 23.47m depth)**
Commencing with patio area, outside tap, access to front via gate, fenced to boundaries, laid to lawn with flower and shrub beds.

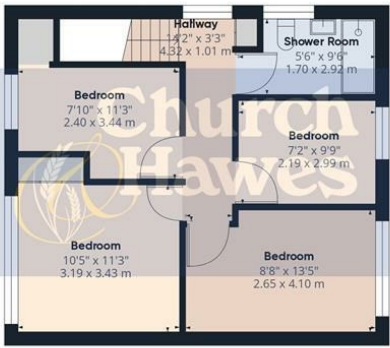
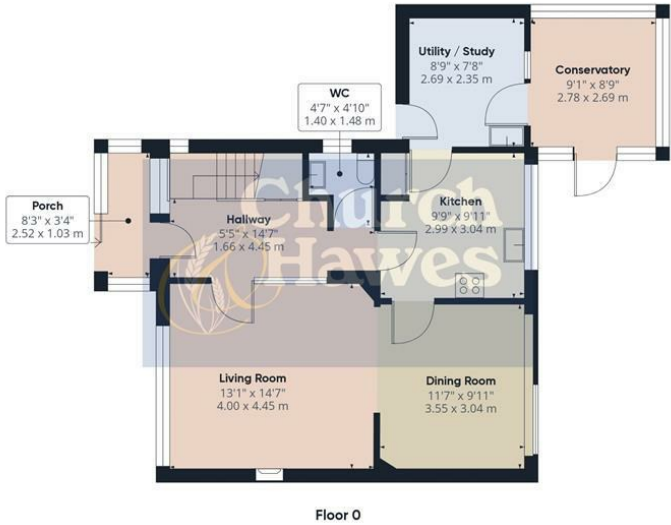
Garage approx 21' depth x 8'8 width (approx 6.40m depth x 2.64m width)
Doors to front, power and light connected, water tap.

Frontage
Block paved in and out driveway providing ample off road parking for numerous cars.

Probate Information
Please note we understand Probate was applied for in February 2025. We have been advised that this will take up to approx 16 weeks for probate to be granted (we have no control over this time frame) Probate will be required to exchange contracts.

Agents Note & Money Laundering
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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Approximate total area[®]
1211.9 ft²
112.59 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.

GIRAFFE360

