



4 Hemmings Court, Maldon , Essex CM9 6UW
Offers over £450,000

Church & Hawes

Est. 1977

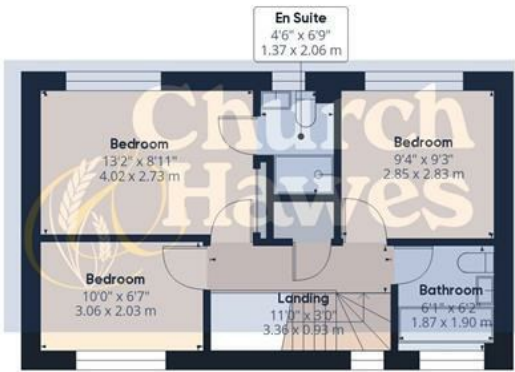
Estate Agents, Valuers, Letting & Management Agents

Nestled in a quiet cul de sac turning on the popular Western side of Maldon, this delightful link-detached house offers a perfect blend of comfort and style. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house boasts a family bathroom, en suite to bedroom one and a ground floor wc ensuring convenience for all occupants. The heart of the property is the modern open plan kitchen/diner family room which overlooks the rear garden. Externally the property benefits from a garage and off road parking.

Tenure: Freehold - Energy Efficiency Rating: D - Council Tax Band: D



Floor 0



Floor 1

Approximate total area⁽¹⁾
1144.52 ft ²
106.33 m ²
Balconies and terraces
419.79 ft ²
39 m ²
Reduced headroom
14.67 ft ²
1.36 m ²

(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.

GIRAFFE360



Entrance Hall

Main entrance door, wall mounted controls for security system, under stairs storage cupboard, stairs to first floor.

Ground Floor WC

Low level WC, double glazed window, hand wash basin, radiator.

Lounge 15'10 x 9'9 (4.83m x 2.97m)

Radiator, double glazed window, double glazed French style doors leading out to the decking area and garden.

Kitchen/Diner 17'4 x 9' (5.28m x 2.74m)

Range of high gloss German style wall and base units, work top surfaces, work top mounted sink with drainer. Integrated oven and grill, gas hob with extractor above, integrated dishwasher and fridge/freezer. Double glazed window, radiator, opens through to;

Conservatory 16'7 x 8'4 (5.05m x 2.54m)

Brick based enclosed with sealed double glazed units, breakfast bar, radiator, double glazed door to the garage, double glazed French doors out to the garden.

First Floor

Airing cupboard, double glazed landing window, loft access.

Bedroom One 13'2 x 8'11 (4.01m x 2.72m)

Radiator, double glazed window with fitted shutter blinds, built in storage cupboard with fitted shelving. Door to;

En Suite

Large shower cubicle with wall mounted shower unit, concealed cistern WC, hand wash basin with

vanity storage beneath, double glazed window, heated towel radiator.

Bedroom Two 9'4 x 9'3 (2.84m x 2.82m)

Double glazed window, radiator.

Bedroom Three 10' x 6'7 (3.05m x 2.01m)

Double glazed window, radiator.

Bathroom

Panel bath with shower attachment, concealed cistern WC, hand wash basin with vanity storage beneath, double glazed window, heated towel radiator.

Garage 16'11 x 8'6 (5.16m x 2.59m)

Up and over door, power and lighting connected, space and plumbing for washing machine and tumble dryer, wall mounted gas boiler, double glazed door through to the kitchen area.

Outside

Garden

Large raised decking seating area, laid to lawn with further patio area towards the rear of the garden, side gate.

Frontage

Off road parking for one car, ev charger.

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

