



Longfellow Road, Maldon, CM9 6BD
Price £325,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OPEN HOUSE SATURDAY 24th May 2025, 11am - 12pm, Call to confirm your viewing slot!

CONVENIENTLY LOCATED ON THE EVER POPULAR POETS ESTATE WITHIN WALKING DISTANCE OF MALDON HIGH STREET. This Three Bedroom Semi Detached Home boasts an extensive Ground Floor featuring a Living Room, Kitchen/Diner and Bathroom all accessed from the Entrance Hall. Externally, the property benefits from a recently improved, low maintenance Rear Garden which incorporates a paved seating area with the remainder being laid to artificial lawn. To the rear of the property there is a Garage in a block (accessed from Coleridge Road) with electric car charging point. Council Tax: C, EPC: TBC.



Bedroom 12'11 x 9'10 (3.94m x 3.00m)

Double glazed window to rear, radiator, wood effect flooring.

Bedroom 10'9 x 10' (3.28m x 3.05m)

Double glazed window to front, radiator, wood effect flooring.

Bedroom 9'4 x 7'2 (2.84m x 2.18m)

Double glazed window to rear, radiator, wood effect flooring.

Landing 16'11 x 5'7 (5.16m x 1.70m)

Double glazed window to front, full length storage cupboard, access to loft, stairs down to:

Entrance Hall 13'3 x 5'6 (4.04m x 1.68m)

Double glazed door and window to side, Part glazed entrance door to front, full length double glazed window to front, door to under stairs cupboard, coved to ceiling, tiled floor, radiator, doors to further accommodation including:

Living Room 13'9 x 11'2 (4.19m x 3.40m)

Double glazed window to front, radiator, coved to ceiling, wood effect flooring.

Kitchen/Dining Room 11'1 x 9'0 (3.38m x 2.74m)

Double glazed window to rear, radiator, range of matching units, space for Fridge/Freezer, space and plumbing for washing machine, 1 1/2 bowl sink/drainage unit set into work surface, tiled splash backs, tiled floor.

Bathroom 5'9 x 5'6 (1.75m x 1.68m)

Obscure double glazed window to rear, panelled bath with shower above, pedestal wash hand basin, low level w.c., radiator, tiled to walls and floor.

Rear Garden

Commences with paved patio with pathway extending to the rear, gate to front (shed is being removed), mainly laid to artificial lawn, fenced to boundaries, gate to rear accessing:

Garage in block

Power and light connected up and over door to front, electric car charger.

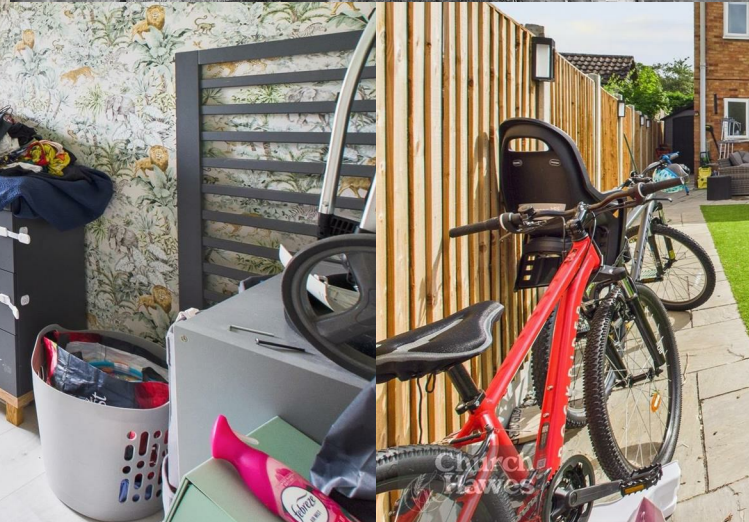
Frontage

Laurel hedging to front boundary, pathway top entrance.

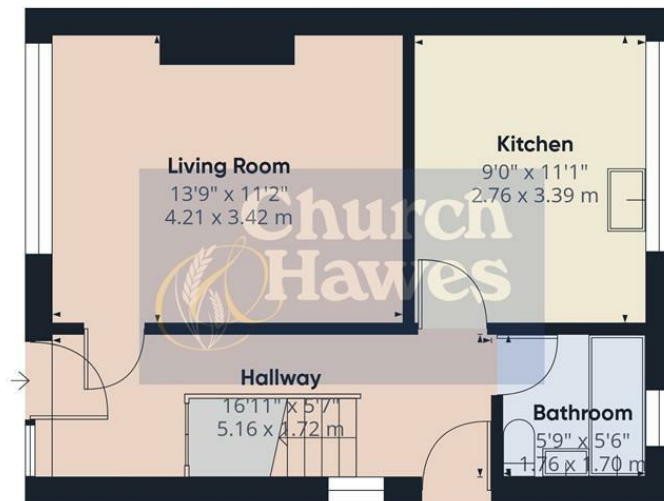
Agents Note & Money Laundering

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 and we would ask for your co-operation in order that there will be no delay in agreeing the sale







Floor 0



Floor 1

Approximate total area⁽¹⁾

759 ft²

70.6 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

