



Belvedere Place, Maldon , Essex CM9 6YJ
Price £535,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

SITUATED ON THE POPULAR KEEBLE PARK DEVELOPMENT an opportunity has arisen to purchase this improved FOUR BEDROOM DETACHED FAMILY HOME. Internally the property boasts en-suite facilities plus walk in wardrobe/dressing room serving the principal bedroom plus family bathroom along with ground floor cloakroom/w.c. Also to the ground floor the property boasts lounge plus an impressive open plan kitchen/dining room along with the addition of a conservatory to the rear overlooking the rear garden. Externally the property affords ample off road parking via the driveway. The garage has been converted to form a home office/gym. Internal viewing comes highly advised.

Energy Efficiency Rating D. Council Tax Band E.



Bedroom 1 11' x 9' (3.35m x 2.74m)

Double glazed window to rear, radiator, coved to ceiling, inset lighting to ceiling, door to:

Dressing Room/Walk in Wardrobe 5'3 x 5'9 (1.60m x 1.75m)

Double glazed window to rear, radiator, coved to ceiling.

En-Suite

Obscure glazed window to side, ladder towel radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, extractor fan, inset lighting.

Bedroom 2 16'1 x 7'11 (4.90m x 2.41m)

Leaded light window to front, radiator, coved to ceiling, inset lighting to ceiling.

Bedroom 3 9'4 x 9'1 (2.84m x 2.77m)

Leaded light window to front, radiator, coved to ceiling, inset lighting to ceiling.

Bedroom 4 10'9 x 7'11 (3.28m x 2.41m)

L shaped room. Double glazed window to rear, radiator, coved to ceiling, inset lighting to ceiling.

Bathroom

Leaded light window to front, ladder towel radiator, bathroom suite comprising low level w.c, wash hand basin with mixer tap, tiled surround bath with mixer tap, inset lighting ceiling, tiled to bath area.

Landing

Access to loft space, coved to ceiling, inset lighting to ceiling, airing cupboard, stairs down to:

Entrance Hall

Entrance door, radiator, coved to ceiling, doors to:

Cloakroom/W.C

Leaded light window to front, radiator, low level w.c, wash hand basin with mixer tap.

Study/Gym 12'9 x 7'9 (3.89m x 2.36m)

Part of converted Garage. Obscure glazed door to side, coved to ceiling, inset lighting to ceiling.

Lounge 14'3 x 12'7 (4.34m x 3.84m)

Leaded light window to front, two radiators, coved to ceiling, inset lighting to ceiling.

Kitchen/Dining Room 24'9 x 9'5 (7.54m x 2.87m)

Two windows to rear, radiator, coved to ceiling, built in fridge/freezer, space for washing machine, space for dishwasher, built in Bosch double oven, four ring hob, extractor hood, fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces, wall mounted boiler, under stairs storage cupboard, sliding patio door to:

Conservatory 16'4 x 9'3 (4.98m x 2.82m)

French doors to garden.

Rear Garden

Decked seating area, patio area, fenced to boundaries, laid to lawn, access to front via gate, outside tap.

Frontage

Ample off road parking via the block paved driveway.

Agents Notes

The garage has been converted to form the Study/Gym plus a storage area to the front.

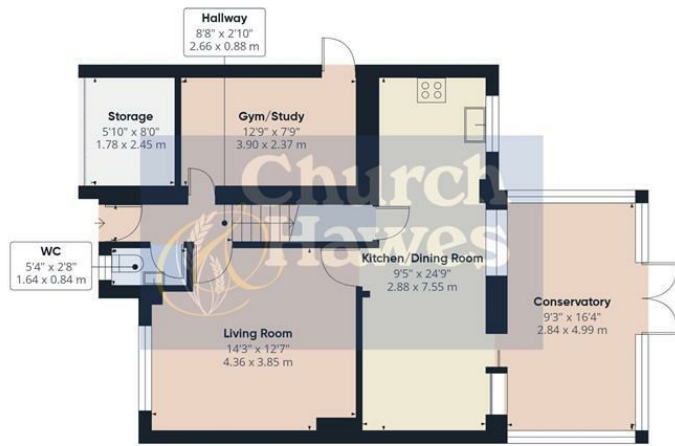
Agents Note & Money Laundering

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.

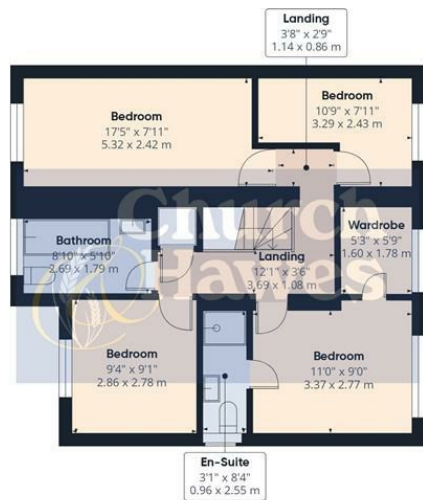
MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale







Floor 0



Floor 1

Approximate total area⁽¹⁾
1340 ft²
124.5 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.

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