



11 Seafire Street, Maldon , CM9 6LE
Guide price £460,000

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

Situated on the South side of Maldon, this beautifully presented three-bedroom detached home offers a perfect blend of comfort and style. As you step inside, you are greeted by the lounge which is a delightful area to unwind, while the kitchen/diner is ideal for family meals and gatherings. The property boasts three well-proportioned bedrooms, ensuring plenty of room for family or guests. The master bedroom features an en suite and additionally, there is a cloakroom, enhancing the practicality of the home. Outside, the property is complemented by a lovely garden with a large patio and metal pergola, perfect for enjoying the fresh air or hosting summer barbecues. For those who work from home or require extra space, there is an impressive office/cabin/garden room in the garden, which is a great addition to this wonderful home.

This delightful detached house in Maldon is an excellent opportunity for anyone seeking a family home in a peaceful yet vibrant community within walking distance of Limebrook Primary School, The Plume Schools, Morrisons and further facilities. With its modern amenities and charming features, it is sure to impress. Don't miss the chance to make this wonderful home your own. Council Tax Band E. Energy Efficiency Rating B.

- Main Bedroom**
Pvc double glazed window, radiator. Door to.

En Suite
Pvc double glazed window,radiator. Three piece white suite comprising of wc, wash hand basin with mixer tap. Large tiled shower cubicle.

Bedroom 2
Pvc double glazed window, radiator.

Bedroom 3
Pvc double glazed window, radiator.

Bathroom
Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin with mixer tap. Bath with mixer tap and shower system. Part tiled to walls.

Landing
Pvc double glazed window, radiator. Access to loft and storage cupboard. Stairs down to entrance hall.

Entrance Hall
Entrance door, wood effect flooring. Two radiators, under stairs cupboard. Doors to.

Cloakroom
Pvc double glazed window, radiator. Two piece white suite comprising of wc and wash hand basin.

Lounge
Dual aspect with pvc double glazed window and French doors to the rear garden, radiator. Impressive bespoke contemporary style media wall.

Kitchen/Diner
Triple aspect with pvc double glazed windows to front and side and French doors to the patio and garden. Selection of base and wall cabinets with integrated appliances including Zanussi double oven and gas hob with extractor fan. Fridge/freezer, dish washer and washing machine. Wood effect flooring. Sink and drainer unit. French doors to garden.

Rear Garden
Impressive patio area with artificial grass center and further decked area, outside tap. Access to frontage. Metal louvered pergola. Impressive OFFICE/CABIN.

- Office/Cabin/Garden Room**
This impressive space is an ideal OFFICE/CABIN/ENTERTAINING AREA with double glazed windows and double doors, power and lighting. Wood effect flooring.

Frontage
Parking on driveway

Area Description
The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library. Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793. Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

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

