



91 Washington Road, Maldon , CM9 6JF
Guide price £360,000

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

Its prime location is a significant advantage, as it is situated close to local shops and a bus stop, making daily errands and commuting a breeze. Families will appreciate the proximity to Wentworth Primary School and The Plume Academy Senior School, both within walking distance, making school runs easy and stress-free. Maldon's historic high street is also nearby and a bus stop! Additionally, the property comes with the benefit of NO ONWARD CHAIN, allowing for a smooth and efficient purchase process. This home is an excellent opportunity for those looking to settle in a friendly community with all essential amenities close at hand. Whether you are a first-time buyer, downsizing or seeking a family home, this property is sure to meet your needs. Don't miss the chance to make this lovely house your new home. Energy Efficiency Rating D. Council Tax Band C.

Pvc double glazed window, radiator, built in wardrobes.

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Pvc double glazed window, heated chrome style towel rail. Three piece white suite comprising of wc, wash hand basin with cabinet under. Bath with mixer tap and shower attachment. Tiled to walls.

Access to boarded loft with ladder and stairs down to entrance hall.

Part glazed composite entrance door and double glazed window.
Traditional column style radiator.

Pvc double glazed window and door to side. Selection of white gloss fronted base and wall cabinets. Integrated Bosch oven and gas hob and dish washer. Fridge/freezer and washing machine to remain. White ceramic sink and drainer unit with mixer tap. New Vaillant boiler installed in November 2024 with a 7 year guarantee.

Dual aspect with pvc double glazed window and double glazed patio doors with views across the south facing garden. Traditional column style radiator. Under stairs cupboard.

This delightful unoverlooked garden is south facing and is mainly lawned with shrub and flower borders to both sides and the rear. Access to the side leading to the front measures approx 2 meters.

Parking on the driveway for 2/3 vehicles.

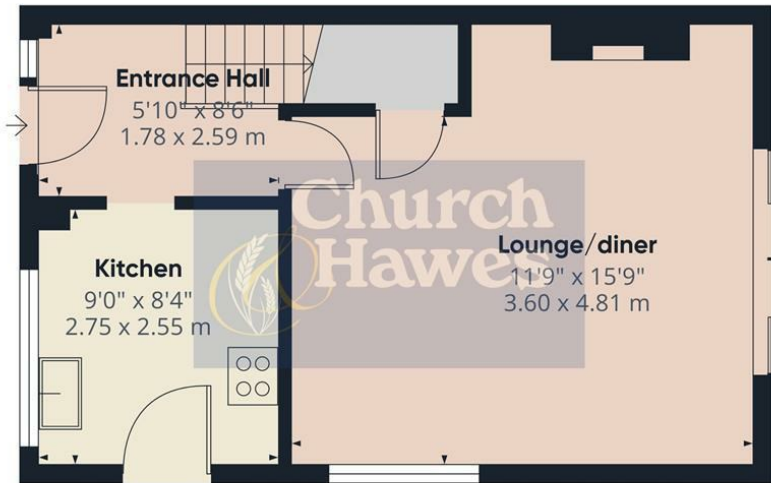
Grant of Probate has been granted.

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.

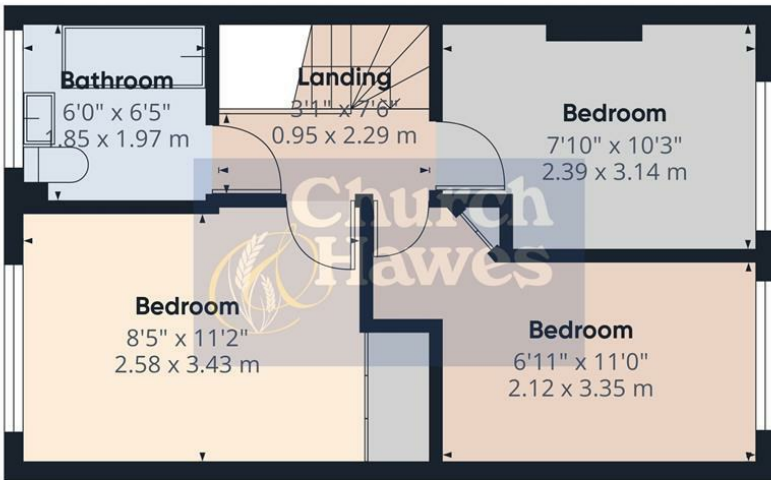
Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793. Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon 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.

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⁾697 ft²64.6 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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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