



Church
40 Victoria Road, Maldon , CM9 5HF
Price £700,000

Church & Hawes

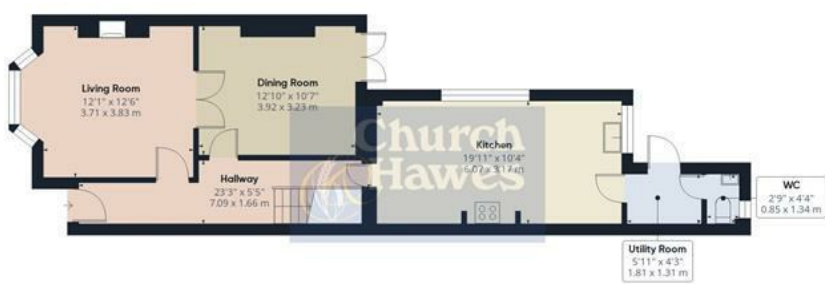
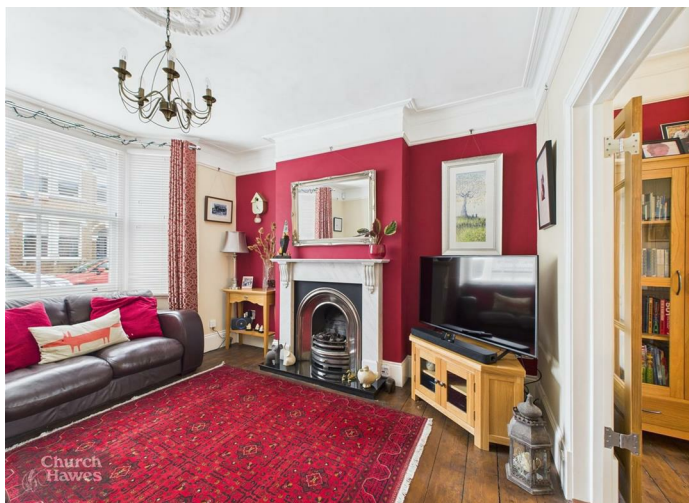
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the heart of Maldon on Victoria Road, this stunning FOUR BEDROOM SEMI DETACHED family home offers a sympathetic blend of charm, character and modern living WITH IMPRESSIVE VIEWS TO THE REAR ASPECT OF THE RIVER & BEYOND. Spanning an impressive APPROX 1,761 square feet, the property boasts well presented accommodation arranged over three floors with two generous reception rooms, providing ample space for both relaxation and entertaining ideal for families or those seeking extra room for guests or a home office along with a wonderful kitchen/dining room.

The property features en-suite facilities serving the two principal bedrooms, plus family bathroom & ground floor cloakroom/w.c ensuring convenience for all occupants. One of the standout features of this home is the DOUBLE WIDTH DRIVEWAY PLUS DETACHED DOUBLE GARAGE, providing off road parking and additional storage options.

Situated in a central location within walking distance to the High Street, residents will enjoy easy access to the vibrant amenities of Maldon, including shops, restaurants, and local parks. This charming home is not just a place to live; it is a lifestyle choice that combines comfort, space, and a prime location with a generous rear garden measuring approx 73'. Do not miss the opportunity to make this exceptional property your own. Council Tax Band D. Energy Efficiency Rating E.



Floor 0 Building 1



Floor 1 Building 1



Floor 2 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
 2065 ft²
 191.8 m²
Reduced headroom
 51 ft²
 4.7 m²

(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



Second Floor

Bedroom 15'2 x 10'11 (4.62m x 3.33m)

Double glazed windows to side & rear with stunning far reaching views, two radiators, inset lighting to ceiling, coved to ceiling, door to en-suite & door with stairs leading upto loft room.

En-Suite

Towel radiator, low lev w.c, wash hand basin with mixer tap, shaver point, tiled shower cubicle with wall mounted shower unit, extractor fan, inset lighting.

Loft Room & Storage Space 16'4 x 15'1 (4.98m x 4.60m)

Divided into two sections with built in wardrobes/storage cupboards.

First Floor

Bedroom 16'9 x 12'4 (5.11m x 3.76m)

Two double glazed windows to front, two radiators, picture rail, exposed floorboards, feature fireplace, door to:

En-Suite

Ladder towel radiator, suite comprising low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, shaver point, extractor fan, inset lighting.

Bedroom 10'3 x 9'11 (3.12m x 3.02m)

Double glazed window to rear with impressive views, radiator, exposed floorboards, picture rail, coved to ceiling.

Bedroom 10'10 x 10'8 (3.30m x 3.25m)

Double glazed window to rear with impressive views, radiator, coved to ceiling, exposed floorboards.

Bathroom

Two obscure double glazed windows to side, radiator, shaver point. towel radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, inset lighting to ceiling, tiled to bath area remainder walls tiled to half height.

Landing

Radiator, picture rail, coved to ceiling, airing cupboard, stairs leading down to:

Ground Floor

Entrance Hall

Entrance door, two radiators, picture rail, inset lighting, coved to ceiling, tiled floor, telephone point, under stairs storage cupboard, doors to:

Living Room 12'6 x 12'1 (3.81m x 3.68m)

Double glazed sash bay window to front, radiator, coved to ceiling, exposed floorboards, feature fireplace with gas fire, through to:

Dining Room 12'10 x 10'7 (3.91m x 3.23m)

French doors to garden, radiator, picture rail, coved to ceiling, exposed floorboards.

Kitchen/Dining Room 19'11 x 10'4 (6.07m x 3.15m)

Double glazed window to rear & side, radiator, inset lighting to ceiling, sink unit with mixer tap set into worksurfaces, fitted base and wall mounted units, space for oven, tiled floor, built in fridge/freezer, built in dishwasher.

Utility Room 5'11 x 4'3 (1.80m x 1.30m)

Door to side to garden, tiled floor, space for washing machine & space for tumble dryer.

Cloakroom/W.C

Obscure glazed window to rear, radiator, low level

w.c, wash hand basin with mixer tap, tiled floor continued from utility room, tiled splash backs.

Rear Garden approx 73' max depth (approx 22.25m max depth)

Access to front via gate, personal door to garage, patio area & decked seating area, outside tap, fenced to boundaries, flower and shrub beds, remainder laid to lawn, timber storage shed.

Driveway

Double width driveway providing off road parking leading to:

Double Garage 18'10 x 16'2 (5.74m x 4.93m)

two up and over doors to 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



Church Hawes



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