



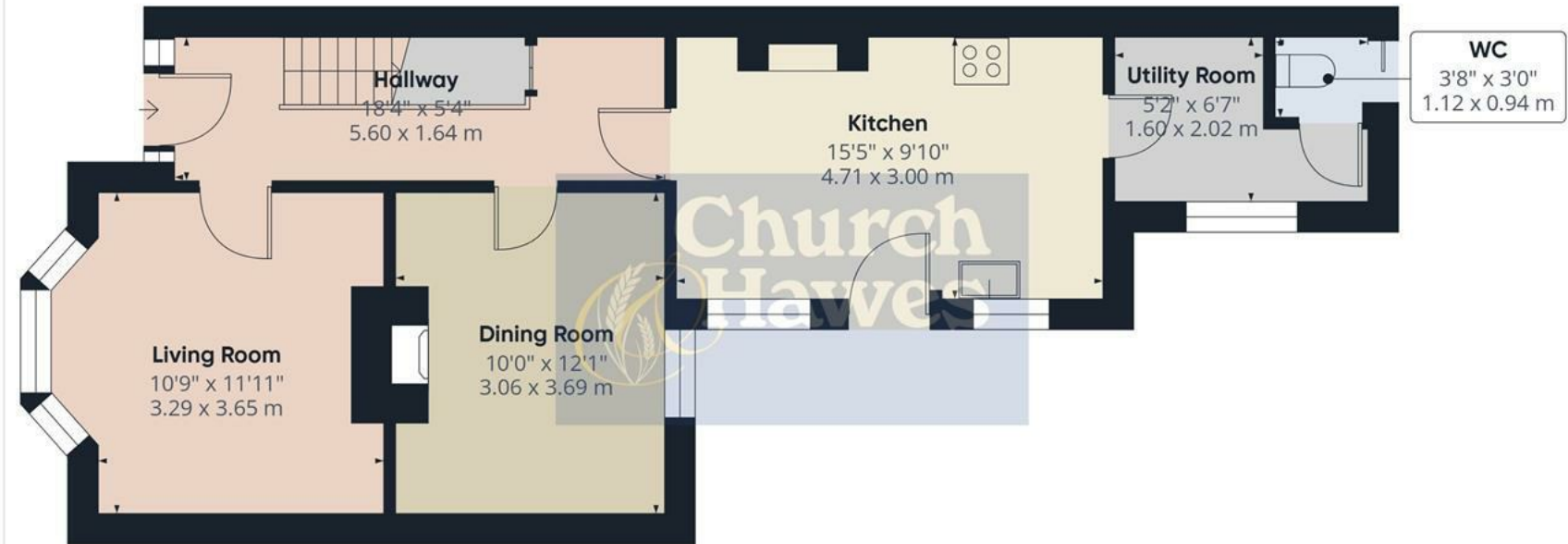
4 Spital Road, Maldon , Essex CM9 6EB
Guide price £800,000

Church & Hawes

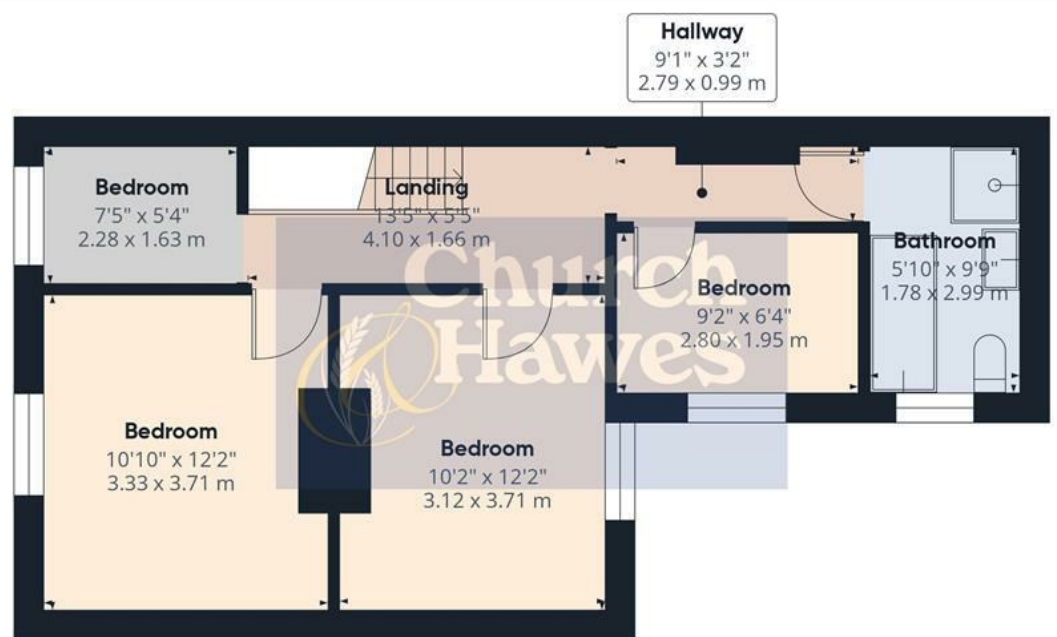
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This delightful four bedroom Victorian detached house offers a perfect blend of character and modern living. Set within a generous 0.15-acre plot in central Maldon, the house boasts a lovely west facing garden that offers a tranquil outdoor space for both leisure and play. The character of the home is evident throughout, with unique features that add to its charm and appeal. For those who work from home or run a business, this property presents an excellent opportunity. The layout allows for a dedicated workspace, outbuildings and ample amounts of parking ensuring that you can maintain a healthy work-life balance without compromising on comfort. Energy Efficiency Rating E.



Floor 0 Building 1



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Approximate total area⁽¹⁾
1044 ft²
97 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



Entrance Hall

Main front door, radiator, stairs to first floor, under stairs storage cupboard.

Lounge 11'11 x 10'9 (3.63m x 3.28m)

Bay sash window, central cast iron fireplace with surround, radiator.

Dining Room 10' x 12'1 (3.05m x 3.68m)

Sash window, central fireplace with surround, radiator.

Kitchen/Breakfast Room 15'5 x 9'10 (4.70m x 3.00m)

Range of shaker style wall and base units, wooden work top surfaces, butler sink, integrated dishwasher, integrated wine chiller, integrated microwave. Space for range style cooker, windows and door leading out to the side of the property. Door leading to the Utility area.

Utility 6'7 x 5'2 (2.01m x 1.57m)

Range of storage cupboards, window, space for washing machine and tumble dryer, space for fridge/freezer. Wall mounted gas boiler, radiator. Door to;

Ground Floor WC

High level WC, hand wash basin.

First Floor

Loft access, radiator.

Bedroom One 12'2 x 10'2 (3.71m x 3.10m)

Sash window, radiator.

Bedroom Two 12'2 x 10'10 (3.71m x 3.30m)

Sash window, radiator.

Bedroom Three 9'2 x 6'4 (2.79m x 1.93m)

Sash window, radiator.

Bedroom Four 7'5 x 5'4 (2.26m x 1.63m)

Sash window, radiator.

Bathroom

Four piece bathroom suite with freestanding bath tub, separate shower cubicle and shower unit, wash basin, high level wc. Extractor fan, sash window with wooden shutter's, radiator with towel rail.

Outside

Courtyard Parking

Secured behind electric gate is a large parking area.

Outbuilding 1 15'6 x 9'1 (4.72m x 2.77m)

Currently used as a hair salon, power, lighting and water connected, door and windows.

Workshop

Power and lighting connected

Coach House

Ground floor comprises of Garage/Storage space 15'4 x 13'5 with Barn style doors, power and lighting connected.

Separate door with stairs leading up to the first floor which is 15'2 x 13'5 with storage heater, power, lighting connected, window and Velux window.

Garden

West facing garden which is laid to lawn with border trees, plants and shrubs. Access to;

Outbuilding 2 15'6 x 15'7 (4.72m x 4.75m)

Currently used as a bar and games room with doors to the front and back, power and lighting connected.

Rear Decking Area

Steps up to a raised decking seating area at the back of the garden

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

