



13 Highlands Drive, Maldon , CM9 6HX
 Price £495,000

Church & Hawes
 Estate Agents, Valuers, Letting & Management Agents

LOCATED CLOSE TO THE HIGH STREET IN Highlands Drive, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,002 square feet, the property features three well-proportioned bedrooms. Perfect for those looking to downsize close to the High Street without compromising on space. The property benefits from a well-proportioned dual aspect Living Room. The upgraded kitchen is a standout feature, equipped with modern amenities that cater to all your culinary needs. The bathroom has also been thoughtfully renovated by the current sellers. The bungalow benefits from double glazing throughout, currently featuring warm air heating. One of the key advantages of this property is its proximity to Maldon High Street, which is just a short walk away. Here, you can enjoy a variety of shops, cafes, and local amenities, making daily life both convenient and enjoyable. With no onward chain, this bungalow presents a fantastic opportunity for those looking to move swiftly into their new home. Don't miss the chance to make this lovely bungalow your own in the heart of Maldon. EPC: E, Council Tax: D.

Entrance Hall
Part double glazed entrance door to side, double glazed window to front, door to cupboard housing warm air boiler, doors to further accommodation including:

Bedroom 10'1 x 8'6 (3.07m x 2.59m)
Double glazed window to front, fitted bedroom furniture, warm air vent.

Bedroom 9'10 x 6'9 (3.00m x 2.06m)
Double glazed window to side, warm air vent.

Bedroom 11'3 x 11'0 (3.43m x 3.35m)
Double glazed window to rear, fitted wardrobe with sliding mirrored doors, warm air vent.

Bathroom 6'6 x 6'0 (1.98m x 1.83m)
Obscure double glazed window to side, wall mounted electric heated towel rail, suite comprising low level w.c., pedestal wash hand basin with mixer tap, low level w.c., panelled bath with dual attachment shower above and shower screen, part tiled to walls, wood effect flooring.

Living Room 21'5 x 11'9 (6.53m x 3.58m)
Double glazed window to front and side, warm air vent, feature fireplace, door to:

Kitchen 11'9 x 11'0 (3.58m x 3.35m)
Double glazed window to rear, part double glazed door to rear, range of matching units, low level oven with four ring gas hob and extractor above, space and plumbing for washing machine, space for fridge/freezer, stainless steel sink/drainer unit, wood effect flooring.

Garage 16'5 x 8'9 (5.00m x 2.67m)
Up and over door to front, obscure glazed door to rear, power and light connected.

Rear Garden
Mainly laid to lawn with pathway extending to front via side gate and to rear of garage, fenced to boundaries, planting border to rear.

Frontage
Driveway providing access to garage, pathway to entrance, lawned area.

Agents Note & Money Laundering & Referrals
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 is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

