



34 Acacia Drive, Maldon , CM9 6AP
O.I.E.O £500,000

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

WITHIN REACH OF MALDON HIGH STREET this fully refurbished detached bungalow presents an excellent opportunity for those seeking a comfortable and modern living space. With two well-proportioned bedrooms. The bungalow boasts a spacious Living Room, perfect for entertaining guests or enjoying quiet evenings at home. The contemporary design and thoughtful renovations ensure that the interior is both stylish and functional, catering to the needs of modern living. The Shower Room has been updated to provide a fresh and inviting atmosphere. One of the standout features of this property is its convenient location. Just a short distance from Maldon High Street, residents will find themselves within easy reach of a variety of local amenities, including shops, cafes, and recreational facilities. The property also includes a resin driveway for parking, along with a garage, providing ample space for vehicles and additional storage. The boiler has been fitted by the current seller, ensuring that the home is warm and efficient. The Rear Garden has also been tastefully landscaped by the current seller, this home truly is a convenient "turn key" home. Book your viewing now! EPC: D, Council Tax: D.

Entrance Hall 12'6 x 4'6 (3.81m x 1.37m)

Part obscure doubld glazed entrance door to front, verticle cast iron style, radiator, door to storage cupboard, high quality oak flooring, access to loft, coved to ceiling, doors to further accommodation including:

Bedroom 11'11 x 10'11 to wardrobe (3.63m x 3.33m to wardrobe)

Double glazed window to front with integral blinds, radiator, fitted wardrobe.

Bedroom 12'2 x 9'2 (3.71m x 2.79m)

Double glazed window to rear, blinds to remain, radiator.

Living Room 16'9 x 12'5 (5.11m x 3.78m)

Double glazed windows to front and side with integral blinds, cast iron style radiator, feature fireplace with electric fire, coved to ceiling, high quality oak flooring.

Shower Room 6'7 x 5'3 (2.01m x 1.60m)

Obscure double glazed window to rear, heated towel rail, suite comprising tiled shower with dual attachments, wash hand basin with mixer tap and drawer unit below, w.c., tiled floor, extractor fan.

Kitchen 12'4 x 7'8 (3.76m x 2.34m)

Double glazed window to side, range of matching units with sink drainer unit with mixer tap set into granite work surface, intergrated double oven, microwave oven and wine cooler, four ring electric hob with splash back and extractor above, wine rack, American style Fridge/Freezer, integrated washing machine, integrated dishwasher, tiled floor extending to:

Conservatory/Garden Room 10'10 x 9'1 (3.30m x 2.77m)

Double glazed windows to sides, tiled floor, fitted blinds, verticle radiator, double glazed double doors to side to:

Rear Garden

Commences with paved seating areas to rear of the Conservatory,

access to front via side gate, mainly laid to lawn with planting borders, shingle lined border to one side, door into:

Garage 18'0 x 9'0 (5.49m x 2.74m)

Up and over door to front, door to rear, double glazed window to rear, power and light connected, (the seller also informs us a new roof has been added).

Frontage

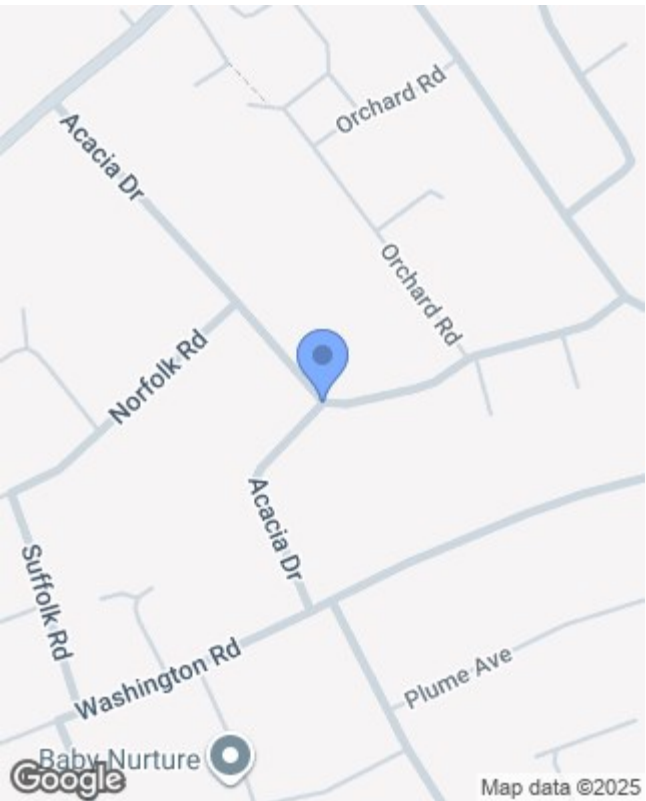
resin drive extending to one side and leading to garage, fenced to boundaries, path exteding to entrance, hedging to front boundary, are of artificioal lawn to front with sleeper lined planting areas.

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.



Approximate total area⁹¹
942 ft²
87.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360