



12 St. Peters Walk, Maldon , CM9 8XL
Price £450,000

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

LOCATED IN A POPULAR GREAT TOTHAM CUL DE SAC, this delightful semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,312 square feet, this three-storey home boasts four well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space. Upon entering, from the Entrance Hall, you are welcomed into an open plan living room that creates a warm and inviting atmosphere, perfect for both relaxation and entertaining. The Kitchen benefits from an adjoining Living Room. The property also features a ground floor cloakroom, enhancing practicality for everyday living. The accommodation includes two bathrooms, comprising a family bathroom and a separate shower room, ensuring ample facilities for all residents. With thoughtful design and ample storage, this home caters to the needs of modern family life.

Outside, the property provides parking for two vehicles, a valuable asset in this sought-after location. Furthermore, the proximity to Great Totham School makes it an excellent choice for families with children, offering peace of mind regarding educational needs.

In summary, this semi-detached house on St. Peters Walk is a wonderful opportunity for those looking to settle in a vibrant community, with spacious living areas and convenient amenities nearby. Do not miss the chance to make this lovely property your new home. EPC: C, Council Tax: E.

Second Floor

Bedroom 13'8 x 10'4 (4.17m x 3.15m)
Double glazed window to front, velux window to rear, radiator.

Bedroom 13'8 x 8'1 (4.17m x 2.46m)
Double glazed window to front, velux window to rear, radiator

Bathroom 7'0 x 6'6 (2.13m x 1.98m)
Velux window to front, radiator, suite comprising panelled bath with hand holds, low level w.c., pedestal wash hand basin with tiled splash backs, shaver point, part tiled to walls.

Landing
Velux window to rear, radiator, return stair case down to:

First Floor

Landing
Half height window to rear, radiator, return stairs to Ground Floor, doors to further accommodation including:

Bedroom 18'11 x 10'5 (5.77m x 3.18m)
Double glazed windows with shutters to front and rear, radiator.

Bedroom 15'10 x 10'2 (4.83m x 3.10m)
Two double glazed windows to front, radiator.

Shower Room 8'6 x 5'3 (2.59m x 1.60m)
Obscure glazed window to rear, double cupboard, shower unit, heated towel rail, wash hand basin with vanity unit abd mixer tap, w.c., tile effect floor.

Ground Floor

Entrance Hall
Entrance door to front, double cupboard, radiator, doors to further accommodation including:

Cloakroom 6'1 x 2'9 (1.85m x 0.84m)
Low level w.c., wash hand basinwith mixer tap and tiled splash backs, radiator, extractor fan.

Living Room 15'11 x 10'3 (4.85m x 3.12m)
Double glazed window to front, double glazed window to rear, double glazed double doors to side, two radiators, wood effect flooring.

Kitchen 12'8 x 7'9 (3.86m x 2.36m)
Double glazed window to front, radiator, range of matching units, integrated Fridge/Freezer, low level double oven, electric hob and extractor fan, space for dishwasher, 1 1/2 bowl sink drainer unit with mixer tap set into work surface, tiled floor, door to:

Utility Room 7'9 x 5'10 (2.36m x 1.78m)
Double glazed window to rear, storage cupboard range of units, space and plumbing for washing machine. stainless steel sink drainer unit, part tiled to walls, radiator, tiled floor.

Rear Garden
Paved patio area, outside tap, step down to an area of artificial lawn, oil tank, fenced to boundaries, gate to driveway and door into:

Garage
Up and over door to front.

Frontage
Driveway to side, plumb slate planting area, pathway to entrance.

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.

