



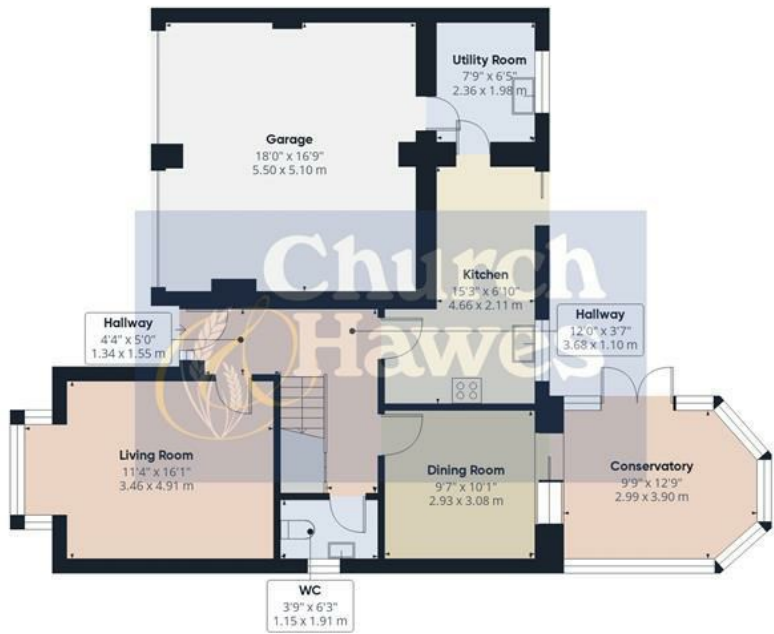
2 Aveley Way, Maldon , CM9 6YQ
Price £600,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OCCUPYING A PROMINENT CORNER PLOT ON THE FAVOURABLE KEEBLE PARK DEVELOPMENT a stunning opportunity has arisen to purchase this WELL PRESENTED FOUR BEDROOM DETACHED FAMILY HOME hosting a wealth of features. Internally accommodation comprises of en-suite facilities serving the principal bedroom, family bathroom plus ground floor cloakroom/w.c. Also to the ground floor is a generous living room plus dining room with the addition of a conservatory to the rear overlooking the pleasant rear garden along with kitchen/breakfast room with separate utility room to compliment. Externally the property boasts ample off road parking for numerous vehicles plus double garage. Internal viewing comes highly advised. Energy Efficiency Rating D. Council Tax Band F.



Floor 0



Floor 1

Approximate total area⁽¹⁾
1633 ft²
151.8 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



Master Bedroom 11'5 x 10'5 (3.48m x 3.18m)

Two double glazed windows to front, radiator, fitted wardrobe, coved to ceiling.

En-Suite 5'4 x 3'8 (1.63m x 1.12m)

Obscure double glazed window to front, radiator, low level w.c, wash hand basin, shower cubicle with shower unit

Bedroom 2 11'9 x 9' (3.58m x 2.74m)

Double glazed window to rear, radiator, fitted wardrobe, coved to ceiling.

Bedroom 3 11'3 x 8'11 (3.43m x 2.72m)

Double glazed window to rear, radiator, coved to ceiling, fitted wardrobe.

Bedroom 4 9'11 x 7'1 (3.02m x 2.16m)

Double glazed window to rear, radiator, fitted wardrobe, coved to ceiling.

Bathroom 10'8 x 5'6 (3.25m x 1.68m)

Double glazed window to front, radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap & vanity unit, roll top bath with mixer tap, shower cubicle with shower unit.

Landing

Double glazed window to side, airing cupboard, access to loft space, stairs leading down to:

Entrance Hallway

Entrance door, radiator, coved to ceiling, doors to:

Cloakroom/W.C

Double glazed window to side, radiator, low level w.c, wash hand basin with mixer tap.

Living Room 16'1 x 11'4 (4.90m x 3.45m)

Bay window to front, radiator, feature fireplace, coved to ceiling.

Dining Room 10'1 x 9'7 (3.07m x 2.92m)

Patio door to rear to Conservatory, radiator, coved to ceiling,

Conservatory 12'9 x 9'9 (3.89m x 2.97m)

French doors to side leading to garden.

Kitchen/Breakfast Room 15'3 x 6'10 (4.65m x 2.08m)

Double glazed window to rear & patio door to rear leading to garden, radiator built in oven built in gas hob, sink unit with mixer tap set into worksurfaces, range of fitted base and wall mounted units, through to:

Utility Room 7'9 x 6'5 (2.36m x 1.96m)

Double glazed window to rear, sink unit with mixer tap set into worksurfaces, space for washing machine, fitted base and wall mounted units. door to:

Double Garage

Two up and over doors.

Rear Garden

Commencing with a decked seating and paved patio area, circular patio area, laid to lawn, summerhouse, fenced to boundaries with flower and shrub boarder.

Frontage

Ample parking is provided off road via the driveway for numerous cars plus there is an additional block paved area to the side of the property which is accessed via Keeble Park.

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.

