



2 Whitley Place, Maldon , CM9 6GR
Price £450,000

Church & Hawes

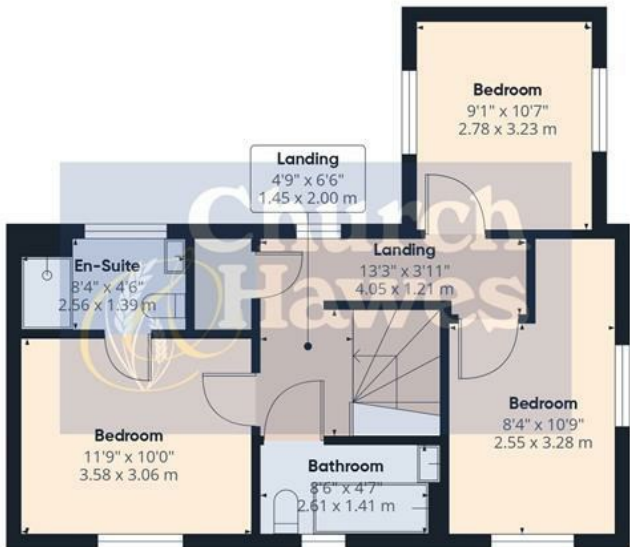
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this modern three-bedroom detached house occupying a corner plot within the sought-after Handley Gardens Development. Upon entering you are greeted by a welcoming reception hallway with a generous living room that offers a warm and inviting atmosphere, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the impressive open-plan kitchen and dining room, which is designed to cater to the needs of contemporary living. This area is ideal for family gatherings and social occasions. The property boasts three well-proportioned bedrooms with en-suite facilities serving the principal bedroom, family bathroom plus ground floor cloakroom/w.c ensuring practicality for daily routines. Additionally, the garage has been thoughtfully converted into a home office, making it an excellent space for remote work or study. This feature adds versatility to the property, catering to the modern lifestyle where home working is increasingly common.

With its modern design and desirable location, this house will attract those looking to settle in a vibrant community. Whitley Place offers a blend of comfort and convenience, making it an ideal choice for families and professionals alike.

Energy Efficiency Rating B. Council Tax Band E.



Approximate total area⁽¹⁾
1033 ft²
95.9 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



Bedroom 1 11'9 x 10' (3.58m x 3.05m)

Double glazed window to front, radiator, door to:

En-Suite

Obscure double glazed window to rear, radiator, low level w.c, wash hand basin with mixer tap, shaver point, tiled shower cubicle with wall mounted shower unit, inset lighting to ceiling.

Bedroom 2 10'7 x 9'1 (3.23m x 2.77m)

Double glazed windows to both sides, radiator.

Bedroom 3 10'9 x 8'4 (3.28m x 2.54m)

Double glazed window to front & side, radiator.

Bathroom

Obscure double glazed window to front, radiator, low level w.c, wash hand basin with mixer tap, bath with mixer tap & wall mounted shower unit, inset lighting to ceiling.

Landing

Double glazed window to rear, radiator, access to loft space, airing cupboard, stairs down to:

Entrance Hallway

Entrance door, two radiators, storage cupboard, doors to:

Cloakroom/W.C

Low level w.c, wash hand basin with mixer tap, radiator, inset lighting.

Living Room 14'10 x 12' (4.52m x 3.66m)

Double glazed window to front, French doors to rear to garden, radiator.

Kitchen/Dining Room 25'9 x 8'1 (7.85m x 2.46m)

Double glazed window to front, two double glazed windows to side, French doors to side leading to garden, radiator, cupboard housing wall mounted

boiler, sink unit with mixer tap set into worksurfaces, fitted base and wall mounted units, built in AEG oven, four ring AEG hob, extractor hood, built in fridge/freezer, built in dishwasher, space for washing machine.

Rear Garden

Access to front via gate, outside tap, external power point, fenced to boundaries, patio area, laid to lawn, personal door to:

Converted Garage/Home Office 21'7 x 9' (6.58m x 2.74m)

(Converted from Garage) Power connected & inset lighting.

Frontage

Occupying a corner plot with off road parking via the driveway to the front.

Estate Ground Maintenance Charge

Please note that there is an estate ground maintenance charge, which the vendor advises as of 2024/25 is approx £344.86 annually.

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.

