



Acacia Drive, Maldon , CM9 6AP
Price £625,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN IN THE HIGHLY SOUGHT AFTER TURNING OF ACACIA DRIVE! Detached three bedroom bungalow providing approx 1258 sqft of versatile accommodation (Refer to floorplan for layout). Internally the property boasts a generous living room with the addition of a conservatory to the rear overlooking the IMPRESSIVE 75' DEPTH REAR GARDEN, bathroom plus two separate cloakrooms and kitchen. Externally ample parking is provided off road for numerous vehicles via the driveway plus garage. The well stocked rear garden incorporates a useful summerhouse/garden room along with numerous sheds & greenhouses ideal for gardeners or those enjoying outside space.

Ideally situated just a short distance from Maldon's historic High Street, residents will find themselves within easy reach of a variety of local amenities, including shops, cafes, and recreational facilities. Energy Efficiency Rating D. Council tax Band E.



Hallway

Entrance door, radiator, coved to ceiling, access to loft space, airing cupboard, built in storage cupboards, doors to:

Bedroom 1 12'8 x 12'1 (3.86m x 3.68m)

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

Bedroom 2 11'10 x 11'9 (3.61m x 3.58m)

Double glazed window to side, radiator, coved to ceiling.

Bedroom 3/Study 15'7 x 12'9 (4.75m x 3.89m)

Double glazed window to front & side, two radiators, brick fireplace, coved to ceiling.

Bathroom

Obscure double glazed window to side, radiator, wash hand basin, panelled bath with mixer tap & shower attachment, tiled to walls.

Cloakroom/W.C

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

Kitchen 10'3 x 10'7 (3.12m x 3.23m)

Double glazed window to rear, radiator, sink unit with mixer tap set into worksurfaces, tiled splash backs, tiled floor, fitted base and wall mounted units, four ring hob, extractor hood, built in oven, coved to ceiling, tiled pantry/storage cupboard with wall mounted boiler, multi pane door to:

Lobby

Obscure glazed door to side, door to:

Cloakroom/W.C

Obscure double glazed window to rear, radiator, low level w.c, wash hand basin with mixer tap, tiled floor, tiled to walls.

Living Room 15'2 x 12'9 (4.62m x 3.89m)

Two double glazed windows to side, two radiators, fireplace, coved to ceiling, sliding patio door to:

Conservatory

French doors to garden, doors to both sides, radiator, power and light connected.

Rear Garden approx 75' depth x 45' width (approx 22.86m depth x 13.72m width)

Commencing with patio area, outside tap, timber storage shed, three greenhouses, further storage shed with power and light connected, flower and shrub beds & borders, lawned garden, fishpond, timber summerhouse & further timber summerhouse/garden room/office measuring approx 21'10 x 10' with power and light connected.

Frontage

Driveway providing ample off road parking, laid to lawn, flower and shrub beds, approx 7'9 width access alongside of the bungalow leading to:

Garage

Electric up and over door, power and light connected.

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.









