



1 Granger Avenue, Maldon , CM9 6AL
£425,000

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

Situated on the desirable WESTERN side of Maldon, this delightful three bedroom semi-detached house. The property is offered with NO ONWARD CHAIN and sits on a CORNER PLOT (offering potential development, STP). Other features include first floor bathroom, garage, additional WC, rear garden and off road parking. The property is conveniently situated for access to the High Street, local schools (inc Wentworth) local shops and transport links.

Entrance Hall
Main entrance door with side double glazed window, stairs to the first floor, radiator, under stairs storage cupboard. Access to lounge and kitchen.

Lounge/Diner 24'3 x 11'7 (7.39m x 3.53m)
Double glazed windows to front and back, gas fire (chimney housing 'gas' back boiler), radiator.

Kitchen 9'9 x 7'11 (2.97m x 2.41m)
Range of wall and base units, work top surfaces, 1 & 1/2 bowl sink with drainer, space for appliances. Double glazed window, larder cupboard, side door leading out to the garden room.

Garden Room
Access to garage and WC. Door leading out the garden.

W/C
Low level WC, window.

First Floor
Landing window, loft access (with pull down loft ladder) airing cupboard.

Bedroom One 13' x 11'1 (3.96m x 3.38m)
Double glazed window, radiator.

Bedroom Two 10'9 x 10'9 (3.28m x 3.28m)
Double glazed window, radiator.

Bedroom Three 10' x 6'10 (3.05m x 2.08m)
Double glazed window, radiator, over stairs storage cupboard.

Bathroom
Bath, low level wc, wash basin with storage beneath, double glazed window. radiator.

Rear Garden
Mainly laid to lawn with pathway, timber shed.

Side Garden
Mainly laid to lawn with border trees and plants.

Frontage
Lawn area with block paved driveway, providing off road parking.

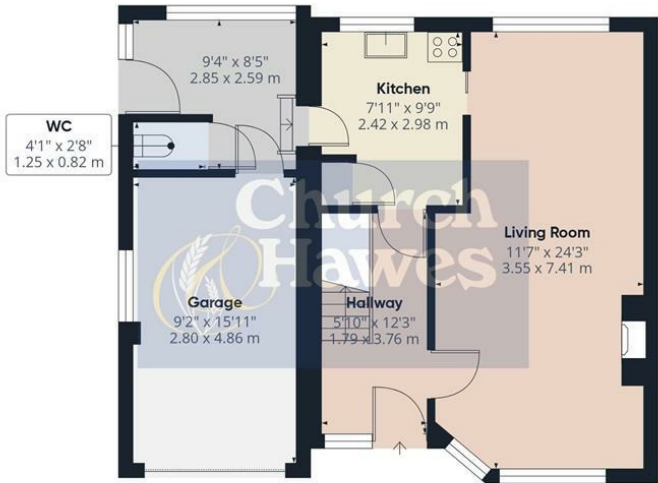
Garage 15'11 x 9'2 (4.85m x 2.79m)
Power and lighting connected, electric roller door. Personal door at the rear of the garage.

Property Information
Tenure: Freehold
Council Tax Band: D
Energy Efficiency Rating E

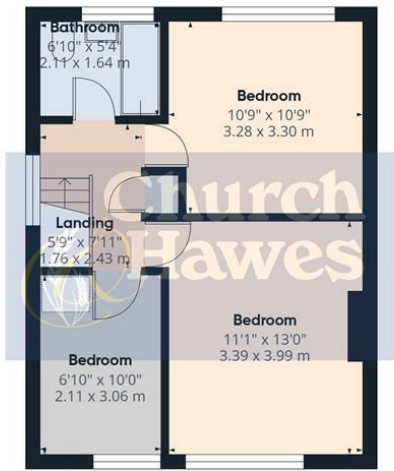
Agents Note, Money Laundering & Referrals
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any 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.



Floor 0



Floor 1

Approximate total area[®]
1028 ft²
95.6 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.

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