



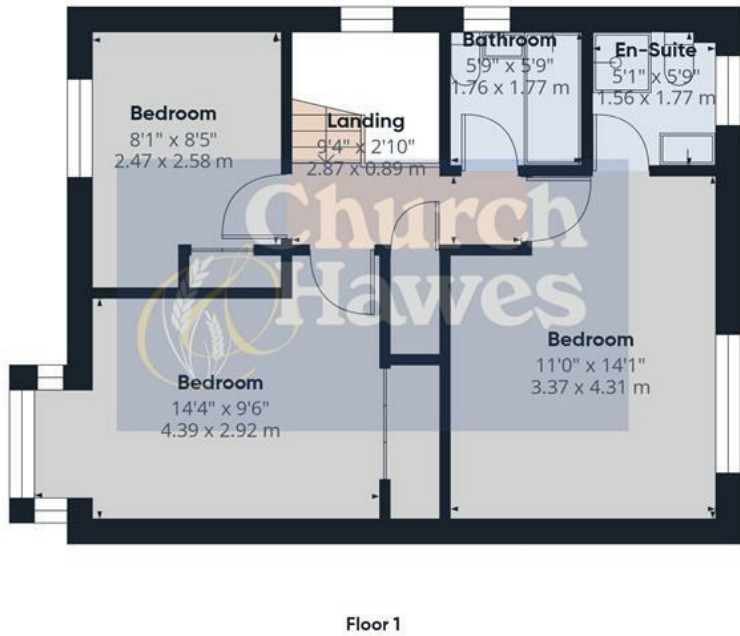
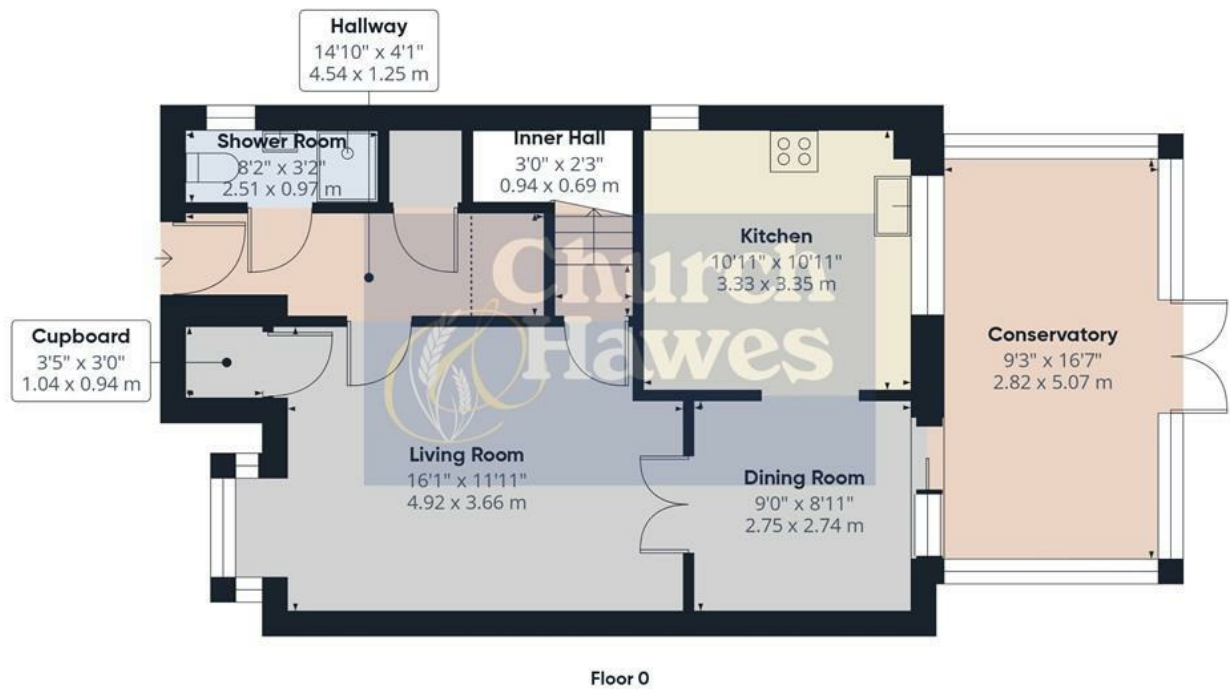
7 Chichester Way, Maldon , CM9 6YY
Guide price £465,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE £465,000-£470,000. FOR SALE WITH NO CHAIN IS THIS THREE BEDROOM DETACHED HOME LOCATED IN A POPULAR MALDON TURNING. The property affords three First Floor Bedrooms, an En-Suite & Family Bathroom. The extensive Ground Floor is accessed from an Entrance Hall allowing access to the Cloakroom & Living Room which is semi open plan to the Dining Room. The Kitchen is also located to th rear of the property which also benefits from a Conservatory overlooking the Rear Garden. The Rear Garden itself has been tastefully landscaped with dark Porcelain style paving and sleeper lined planting borders. There is ample Parking to the front of the property which is set back from the road within a private mews. Energy Efficiency Rating C.



Approximate total area⁽¹⁾
1180 ft²
109.8 m²
Reduced headroom
12 ft²
1.1 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Bedroom 14'1 x 11'10 (4.29m x 3.61m)

Double glazed window to rear, radiator, door into:

En-Suite 5'9 x 5'1 (1.75m x 1.55m)

Obscure double glazed window to rear, radiator, tiled shower, low level w.c., pedestal wash hand basin with mixer tap, tiled shower with hand held attachment and rainfall shower, part tiled to walls, extractor fan.

Bedroom 14'4 x 9'6 (4.37m x 2.90m)

Double glazed window to front, radiator, double wardrobe.

Bedroom 8'5 x 8'1 (2.57m x 2.46m)

Double glazed window to front, radiator.

Bathroom 5'9 x 5'9 (1.75m x 1.75m)

Obscure double glazed window to side, low level w.c., pedestal wash hand basin with mixer tap, panelled bath with shower mixer tap part tiled to walls, radiator.

Landing

Obscure glazed half height window to side, access to airing cupboard and loft, return stair case down to:

Living Room 16'1 x 11'11 (4.90m x 3.63m)

Double glazed square bay window to front, full length storage cupboard, radiator, wall mounted electric heater, double doors to Dining Room and door to:

Entrance Hall 14'10 x 4'1 (4.52m x 1.24m)

Part glazed entrance door to front, radiator, full length cupboard, further storage cupboard, door to:

Shower Room 8'2 x 3'2 (2.49m x 0.97m)

Obscure double glazed window to side, radiator,

low level w.c., wash hand basin with mixer tap, tiled shower unit with rainfall shower and hand held attachment, part tiled to walls.

Dining Room 9'0 x 8'11 (2.74m x 2.72m)

Radiator, double glazed sliding doors to Conservatory, semi open plan to:

Kitchen 10'11 x 10'11 (3.33m x 3.33m)

Obscure double glazed window to side, double glazed window to rear, range of matching units, low level oven with four ring electric hob, part tiled to walls, space for fridge/freezer, 1 1/2 bowl stainless steel sink drainer unit with mixer tap, verticle radiator, space and plumbing for washing machine.

Conservatory 16'7 x 9'3 (5.05m x 2.82m)

Double glazed windows to sides and rear, double glazed ceiling, double glazed double doors to:

Rear Garden

Mainly paved with dark porcelain style paving with pathway to side extending to front, sleeper lined planting borders, fenced to boundaries.

Frontage

Block paved drive providing parking for several vehicles.

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.

