



Church  
London Road, Maldon, CM9 6HD  
Guide price £700,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this charming and most individual FOUR BEDROOM DETACHED FAMILY HOME LOCATED IN HIGHLY SOUGHT AFTER LONDON ROAD!! RARELY AVAILABLE AND JUST A STONE'S THROW FROM MALDON'S HISTORIC HIGH STREET!. This delightful house boasts two elegant reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With accommodation arranged over three floors there is ample space for a growing family or for those who enjoy having a home office or guest room with 1457.97 sq ft of accommodation (including garage). The property features family bathroom to the first floor plus second floor shower room, ensuring convenience and comfort for all residents. The classic design of this house exudes warmth and character, making it a truly inviting place to call home.

Situated in a desirable location, this property offers the best of both worlds - a retreat yet within easy access to all the amenities that Maldon's historic High Street has to offer, from quaint cafes to local shops and restaurants. EXTERNALLY THE PROPERTY BOASTS ADJACENT DRIVEWAY PROVIDING OFF ROAD PARKING PLUS GARAGE/WORKSHOP ALONG WITH AN IMPRESSIVE 63' REAR GARDEN!  
Don't miss the opportunity to make this house your own and create lasting memories in a place you can truly call home.

Council Tax Band F. Energy Efficiency Rating E.



## Second Floor

### Bedroom 10' x 9'11 (3.05m x 3.02m)

Velux window to side, radiator, inset lighting to ceiling.

### Bedroom 10'9 x 9'11 (3.28m x 3.02m)

Velux window to side, radiator, inset lighting to ceiling.

### Shower Room

Window to side, towel radiator, low level w.c, wash hand basin with mixer tap, tiled shower cubicle with wall mounted shower unit, inset lighting to ceiling.

### Landing

Built in storage cupboard, eaves storage cupboard, stairs down to:

## First Floor

### Bedroom 13' x 12' (3.96m x 3.66m)

Double glazed window to rear, radiator, coved to ceiling, inset lighting to ceiling.

### En-Suite W.C

Obscure glazed window to rear, low level w.c, wash hand basin with mixer tap, shaver point.

### Bedroom 12' x 12' (3.66m x 3.66m)

Bay window to front, radiator, coved to ceiling, inset lighting to ceiling, television point.

### Bathroom 7'11 x 6'5 (2.41m x 1.96m)

Obscure glazed window to side, ladder towel radiator, tiled floor, suite comprising of low level w.c, wash hand basin with mixer tap, inset lighting to ceiling, panelled bath with hand holds mixer tap and wall mounted shower unit.

### Landing

Stained glass window to side, window to front, radiator, inset lighting to ceiling, two built in storage cupboards, stairs down to ground floor.

## Ground Floor

### Entrance Hall

Entrance door, radiator, inset lighting to ceiling, doors to:

### Cloakroom/W.C

Window to side, low level w.c, wash hand basin with mixer tap.

### Dining Room 12'10 x 11'11 (3.91m x 3.63m)

Bay window to front, radiator, inset lighting to ceiling, television point, feature open fireplace, fitted storage units to sides of chimney breast.

### Lounge 13'4 x 12'2 (4.06m x 3.71m)

French doors to rear leading to garden, two radiators, inset lighting to ceiling, television point.

### Kitchen/Breakfast Room 17'9 x 8'7 (5.41m x 2.62m)

French doors to rear to garden, window to side, radiator, space for range style oven, sink unit with mixer tap set into worksurfaces, built in dishwasher, built in fridge/freezer, range of fitted bae and wall mounted units.

### Rear Garden

Commencing with patio area, external power point, summerhouse, flower and shrub beds, laid to lawn, outside tap, personal door to:

### Garage/Workshop 15'9 x 9'3 (4.80m x 2.82m)

Double doors to front, power and light connected, central heating boiler.

### Adjacent Driveway

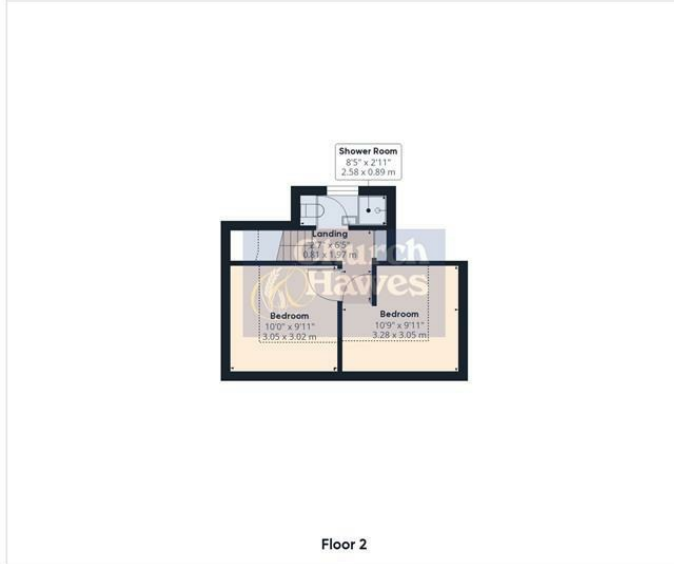
Providing off road parking, outside tap.

### Agents Note

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.







Approximate total area<sup>(1)</sup>  
 1457.97 ft<sup>2</sup>  
 135.45 m<sup>2</sup>

Reduced headroom  
 131.97 ft<sup>2</sup>  
 12.26 m<sup>2</sup>

(1) Excluding balconies and terraces

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

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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