



82 Dorset Road, Maldon , CM9 6JY  
£375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED WITH NO ONWARD CHAIN is this THREE BEDROOM SEMI DETACHED HOUSE situated ON THE FAVOURED WESTERN SIDE of MALDON. The property benefits from LOUNGE/DINER, KITCHEN, GOOD SIZE GARDEN and a SUN ROOM/CONSERVATORY. The first floor comprises of THREE well proportioned BEDROOMS and a SHOWER ROOM. Externally the property features carport parking behind gates and further off road parking to the front of the property.

**Entrance Porch**  
 Sliding door, door to;

**Hallway**  
 Stairs to first floor, radiator, under stairs storage cupboard.

**Lounge/Diner 23'10" x 13'3" (7.26m x 4.04m)**  
 Double glazed front bay window, brick built feature fire place with timber mantel, radiator, serving hatch through to the kitchen. Doors leading to the garden room.

**Kitchen 11'10" x 10'8" (3.61m x 3.25m)**  
 Wall and base units, work top surfaces, 1 & 1/2 bowl sink with drainer, work top mounted gas hob, integrated oven and grill, domestic appliances (to remain). Double glazed windows, double glazed side door, radiator, wall mounted gas boiler.

**Garden Room 11'3" x 8'7" (3.43m x 2.62m)**  
 Radiator, door leading out to the garden.

**First Floor**  
 Double glazed landing window, loft access, airing cupboard.

**Bedroom One 11'10" x 9'9" (3.61m x 2.97m)**  
 Double glazed window, radiator, built in storage cupboard.

**Bedroom Two 11'8" x 11'3" (3.56m x 3.43m)**  
 Double glazed window, radiator, built in wardrobes.

**Bedroom Three 8'11" x 8'1" (2.72m x 2.46m)**  
 Double glazed window, radiator.

**Shower Room**  
 Shower cubicle with wall mounted shower unit, low level WC, wash basin, free standing storage unit (to remain) double glazed twin windows, heated towel radiator

**Outside**

**Garden**  
 Patio seating area, mainly laid to lawn, border trees, plants and shrubs.

**Garage 16'6" x 8'3" (5.03m x 2.51m)**  
 Up and over door, power and lighting connected.

**Carport & Driveway**  
 Covered parking area behind timber gates with further parking available via block paved driveway.

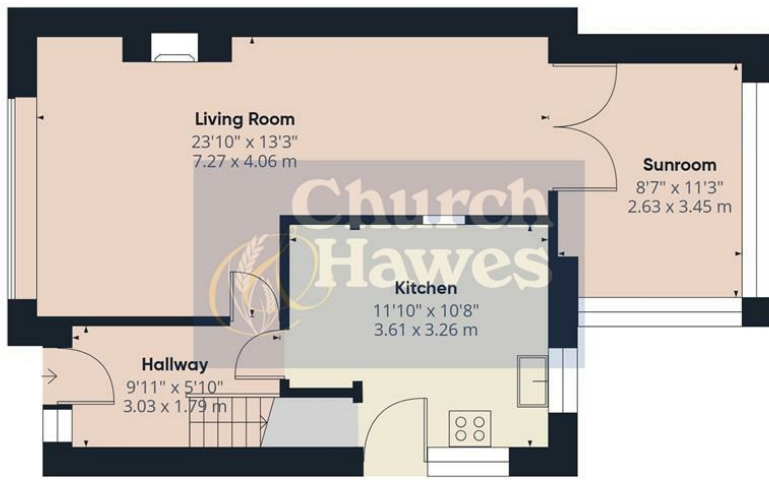
**Agents Note, Money Laundering & Referrals**  
 These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested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

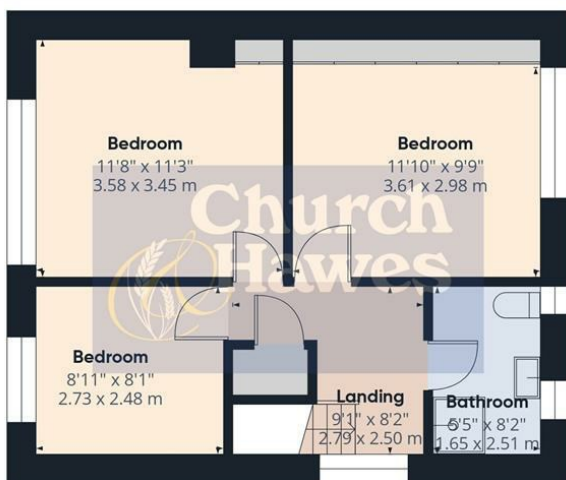
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

**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 Building 1



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Approximate total area<sup>m</sup>  
 991 ft<sup>2</sup>  
 92.2 m<sup>2</sup>

(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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