35 Mayflower Drive, Maldon , Essex CM9 6XX

Guide price £550,000

Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents



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Positioned favourably within the heart of this highly sought-after modern development, and conveniently located close to well-regarded schools, a local supermarket, doctors' surgery and the picturesque Promenade Park, this stylishly improved and exceptionally well-maintained detached family home is sure to appeal to a wide range of buyers. Promenade Park itself provides the perfect setting for leisurely walks along the stunning waterfront, whilst the property's enviable position provides excellent access to the many amenities the area has to offer.

The deceptively spacious and thoughtfully extended accommodation commences on the ground floor with an inviting entrance hall providing access to a comfortable living room, separate dining room and versatile family room. The impressive refitted kitchen is a particular highlight, having been thoughtfully designed and equipped with a range of integrated appliances. Further enhancing the ground floor is a more recent addition in the form of a superb shower/wet room, cleverly created within part of the original garage.

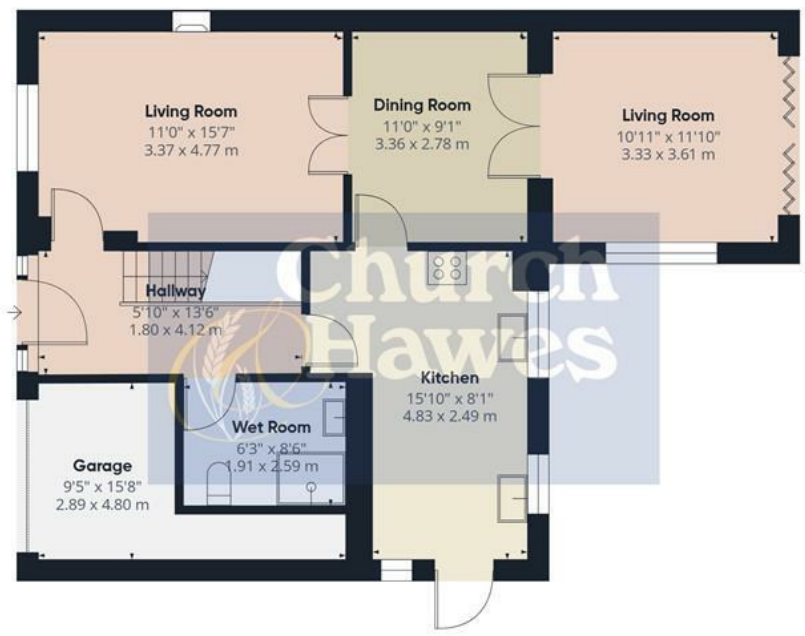
The first floor provides a generous landing leading to four well-proportioned bedrooms, together with a beautifully refitted shower room and an en-suite to the principal bedroom. Two of the bedrooms also benefit from useful built-in wardrobes, providing excellent storage.

Externally, the property continues to impress with a beautifully landscaped rear garden, designed with ease of maintenance in mind and providing an attractive and private outdoor space. To the front, a substantial block-paved driveway provides ample off-road parking and leads to the garage, part of which has been thoughtfully converted to create the additional shower/wet room.

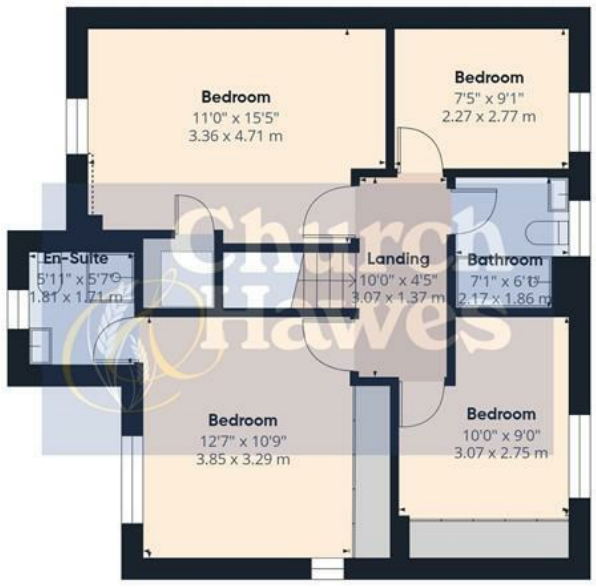








Floor 0



W
S N
E

Floor 1

Approximate total area(1)
1391 ft²
129.2 m²

Reduced headroom
1 ft²
0.1 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







Entrance Hall
Double glazed entrance door with side lights to front, radiator, staircase to First Floor, built in storage cupboard, doors to:

Living Room 11' x 15'7 (3.35m x 4.75m)
Double glazed window to rear with fitted shutters, radiator, log burner with oak sleeper display mantle. Double doors to;

Dining Room 11' x 9'1 (3.35m x 2.77m)
Double doors to; family area. Door to; kitchen

Family Room 10'11 x 11'10 (3.33m x 3.61m)
Double glazed bifold doors and window to rear, further double glazed Velux windows with fitted blinds, vertical radiator,

Kitchen 15'10 x 8'1 (4.83m x 2.46m)
Double glazed entrance door and window to side, two further double glazed windows to rear, refitted kitchen with extensive range of matching matt finish wall and base mounted storage units and drawers, roll edged work surfaces with inset 1 ½ bowl/single drainer sink unit with waste disposal. Further single bowl sink unit, Rangemaster oven to remain with extractor hood over, integrated full height fridge/freezer, integrated washing machine and dishwasher.

Wet Room
Heated towel rail, refitted shower room with three piece white suite comprising fully tiled walk in shower area with floor drain, close coupled WC and wall mounted wash hand basin with wall mounted cabinet over, fully tiled walls and floor, extractor fan.

First Floor
Access to loft space.

Bedroom One 12'7 x 10'9 (3.84m x 3.28m)
Double glazed windows to front and side, radiator, 3 built in double wardrobes, door to:

En Suite
Double glazed window to front, heated towel rail, refitted 3 piece white suite comprising fully tiled walk in shower cubicle with both handheld and overhead shower attachments and bifold door and screen, close coupled WC and wash hand basin set on vanity unit with storage cupboard below and wall mounted cabinet over, extractor fan.

Bedroom Two 15'5 x 11' (4.70m x 3.35m)
Double glazed windows to front and side, radiator, large cupboard.

Bedroom Three 10' x 9' (3.05m x 2.74m)
Double glazed window to rear, radiator, bank of built in wardrobes.

Bedroom Four 9'1 x 7'5 (2.77m x 2.26m)
Double glazed window to rear, radiator.

Shower Room
Obscure double glazed window to rear, chrome heated towel rail, refitted 3 piece white suite comprising fully tiled large walk in shower with both handheld and overhead shower attachments and screen, close coupled WC and pedestal wash hand basin with wall mounted cabinet over, extractor fan.

Outside

Garden
Landscaped rear garden comprising generous low maintenance block paved seating areas, seating area in a private corner, central area which is laid to lawn, raised sleeper bed to border, exterior cold water tap, exterior power points, side access gates to either side of the property.

Garage
Up and over door to front, power and light connected, wall mounted gas boiler.

Parking
Off road parking for three cars

Property Information
Tenure: Freehold
Council Tax: E
EPC Rating: C

Solar Panels - We are informed that solar photovoltaics (Solar PV system) are fitted to this property and would advise interested parties to refer to the Energy Performance Certificate, your solicitor or surveyor for further clarification and information.

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.

Some photographs may have been digitally enhanced using AI for illustrative purposes. These images are intended to help prospective purchasers visualise the property and should not be relied upon as an exact representation of its current appearance or condition. No structural alterations are intended to be depicted. Purchasers should satisfy themselves as to the property's condition and features during their viewing.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

In accordance with UK Anti-Money Laundering regulations, Church & Hawes are legally required to verify the identity of all purchasers before a property transaction can proceed. Church & Hawes use an online digital identification verification and compliance platform to carry out these important checks on our/your behalf.

A verification fee payable in advance of £40 per purchaser (including VAT) will apply.

These checks must be completed and successfully verified before we are able to progress with the purchase.

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.









