



Greenways Chase, Maldon, CM9 6GF
Guide price £485,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled at the end of Greenways Chase, this delightful three-bedroom detached bungalow presents an exceptional opportunity for those seeking a comfortable and convenient lifestyle in Maldon. Boasting a location that is just a short stroll from Maldon's historic high street, offering an array of independent shops, cafes, restaurants, and local amenities, all within easy reach. Upon entering, you are greeted by a welcoming atmosphere that flows throughout the home. The bungalow features a spacious lounge, providing an ideal setting for relaxation and entertaining guests. Adjacent to this, the well-proportioned kitchen/diner serves as the heart of the home. This area is designed for both functionality and comfort, making it a versatile space for everyday living. The main bedroom offers its own en suite, a desirable feature that adds a touch of luxury and convenience. A separate, well-appointed family bathroom serves the remaining bedrooms, ensuring practical living arrangements for all occupants.

Externally, the bungalow offers parking for two vehicles. The garden areas are designed for ease of maintenance, providing pleasant outdoor spaces without demanding excessive upkeep, perfect for enjoying the warmer months. The detached nature of the property ensures a sense of privacy and independence. The property also offers NO ONWARD CHAIN. Council Tax Band D. Energy Efficiency Rating B.

Entrance Hall

Entrance door, built in double cupboard, radiator.

Main Bedroom

14'5 x 11'2 (4.39m x 3.40m)

Pvc double glazed window, radiator. Built in wardrobes.

En Suite

Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin, tiled shower cubicle with shower system. Tiled to floor.

Bedroom 2

12'6 x 10'4 (3.81m x 3.15m)

Pvc double glazed window, radiator.

Bedroom 3

10'5 x 7'9 (3.18m x 2.36m)

Pvc double glazed window, radiator.

Bathroom

Pvc double glazed window, radiator. Three piece white suite comprising of wac, wash hand basin, bath with mixer tap.

Lounge

15'10 x 15' (4.83m x 4.57m)

Pvc French doors to rear garden with two radiators. Brick feature fire surround.

Kitchen/Diner

16'7 x 11'2 (4.88m/2.13m x 3.40m)

French doors to rear garden and Pvc double glazed window, radiator. Selection of base and wall cabinets with sink and drainer unit. Range cooker with extractor fan over. Space for fridge freezer. Mobile island unit with cupboards. Wall mounted boiler.

Rear Garden

Patio area, shed, artificial grass. Access to side.

Frontage

Parking for two cars, access to rear garden.

Maldon Area Information

Set on the picturesque Blackwater Estuary, Maldon is one of Essex's most sought-after market towns, combining rich maritime history with a vibrant modern community. Famous for its historic Hythe Quay, traditional Thames sailing barges, and the popular Promenade Park, Maldon offers an attractive blend of coastal charm, open green spaces, and everyday convenience.

The town benefits from a thriving High Street with a wide range of independent shops, cafés, restaurants, and leisure facilities, together with highly regarded schooling and excellent local amenities. Maldon also provides convenient access to Chelmsford, Colchester, and surrounding commuter routes, making it particularly appealing to families and professionals alike. With scenic riverside walks, a strong community atmosphere, and a relaxed pace of life, Maldon continues to be regarded as one of the most desirable places to live within Essex.

It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. The town centre itself is a treasure trove of historic buildings, with many independent shops and eateries housed in structures that have stood for generations. St Mary's Church, with its distinctive spire, is

another prominent landmark, offering a sense of continuity and architectural beauty.

Neighbouring Heybridge enjoys its very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.

Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

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 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.



Approximate total area⁽¹⁾

970 ft²
90 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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