



16 Washington Road, Maldon , Essex CM9 6BL  
£445,000

**Church & Hawes**

Est. 1977

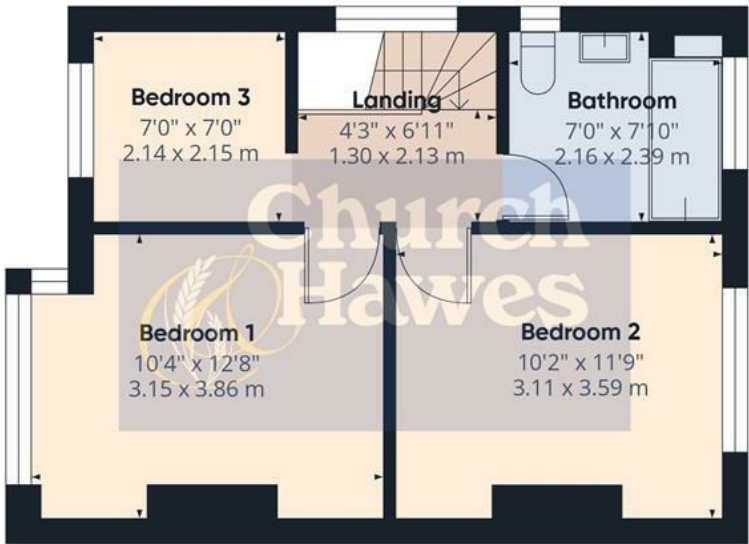
Estate Agents, Valuers, Letting & Management Agents



Close to Maldon High Street is this stunning! Character Semi Detached House but with a internal ultra modern finish! Upon entering, you are greeted by an inviting open plan ground floor that seamlessly combines the reception room and kitchen area, creating a warm and welcoming atmosphere. This layout is perfect for entertaining guests or enjoying family time, as it allows for easy interaction and flow between spaces. The first floor benefits from Three Bedrooms and a luxury family bathroom. Externally the property features a 100ft plus garden, garage and off road parking. Energy Efficiency Rating E.



Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
905 ft<sup>2</sup>  
84.1 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.

GIRAFFE360





### Entrance Hall

Main entrance door with 'picture' windows to either side. Stairs to first floor.

### Ground Floor WC/Utility

Window, space for WC (to be installed), hand wash basin, space for washing machine and storage cupboard.

### Lounge Area 11'5 x 16'11 (3.48m x 5.16m)

Double glazed bay window, feature fireplace with surround, electric ceiling heater. Open plan into the Kitchen/Diner.

### Kitchen/Diner 17'4 x 16'2 (5.28m x 4.93m)

Range of fixed and fitted storage units, central island with quartz work top and induction hob. Integrated dishwasher, 'eye level' oven and a combination microwave oven, under counter sink with 'boiling' water tap set within quartz work surfaces. Space for American style fridge/freezer, roof lantern, ceiling heaters and double glazed bi fold doors leading out to the garden.

### First Floor

Double glazed landing window, landing loft hatch.

### Bedroom One 10'4 x 12'8 (3.15m x 3.86m)

Double glazed bay window, ceiling heating panels.

### Bedroom Two 10'2 x 11'9 (3.10m x 3.58m)

Double glazed window, ceiling heater panels.

### Bedroom Three 7' x 7' (2.13m x 2.13m)

Double glazed window, ceiling heating panel.

### Bathroom

Bath with central mixing taps, mains powered shower unit, low level wc, wash basin with vanity storage beneath. Double glazed windows, heated towel radiator, ceiling heating panel.

### Outside

#### Garden

mainly laid to lawn with patio area (to be completed) large wooden gazebo with concrete base that could easily be converted into an outdoor office / summer house.

#### Garage

Carriage style doors, power and lighting connected (own fuse box)

#### Frontage

Off road parking provided

#### Solar Panels

The property benefits from 8 solar panels which is stored in a battery system.

#### Property Information

Tenure: Freehold

Council Tax Band: C

Awaiting EPC

#### 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 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 compliance and satisfy customer due diligence.

**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.



