St. Giles Crescent, Maldon , Essex CM9 6HT
Price £375,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

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Delightful semi-detached house offering a wonderful blend of comfort and convenience. Ideally situated in a popular turning within close proximity to Maldon's historic High Street providing easy access to a variety of local shops, bars & cafes. Externally the property boasts an IMPRESSIVE APPROX 80' DEPTH WESTERLY ASPECT REAR GARDEN ALONG WITH AMPLE OFF ROAD PARKING VIA THE DRIVEWAY. Internally the property has two inviting reception rooms, ideal for both relaxation and entertaining. The impressive open plan living room and family room create a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.
This home features THREE WELL PROPORTIONED BEDROOMS, providing ample space for a growing family or guests. The kitchen is functional long with a separate utility room/ground floor cloakroom/w.c to compliment. This semi-detached house in St. Giles Crescent is a wonderful opportunity for those seeking a comfortable family home in a desirable location.
EPC Rating D. Council Tax Band C.

Bedroom 1 11'10 x 11'3 (3.61m x 3.43m)
Double glazed window to rear, radiator.

Bedroom 2 11'9 x 9'1 (3.58m x 2.77m)
Double glazed window to rear, radiator, coved to ceiling.

Bedroom 3 10'1 x 7'11 (3.07m x 2.41m)
Double glazed window to rear, radiator, coved to ceiling.

Bathroom
Obscure double glazed window to side, towel radiator, low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & wall mounted shower unit.

Landing
Double glazed window to front, radiator, access to loft space, stairs down to ground floor.

Entrance Porch
Entrance door, door to:

Entrance Hallway
Radiator, doors to:

Utility Room/W.C 6'10 x 6' (2.08m x 1.83m)
Obscure glazed window to side, towel radiator, low level w.c wash hand basin, inset lighting, space for washing machine.

Living Room 20'9 x 9'9 (6.32m x 2.97m)
Double glazed window to front & rear, two radiators, coved to ceiling.

Kitchen 12'2 x 8'4 (3.71m x 2.54m)
Double glazed window to side, space for fridge/freezer, built in oven, four ring hob & extractor hood, sink unit with mixer tap set into work surfaces, tiled floor, fitted base and wall mounted units, coved to ceiling, inset lighting to ceiling.

Dining Room 11'4 x 9'1 (3.45m x 2.77m)
French doors to garden, door to side, wooden panelling to walls.

Rear Garden approx 80' depth (approx 24.38m depth)
Westerly aspect commencing with raised decked area with steps leading down to patio area, laid to lawn.

Lean To / Covered Side Storage Area
External power point.

Frontage
Ample off road parking via driveway, gate providing access to the side with space for storage shed.

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.

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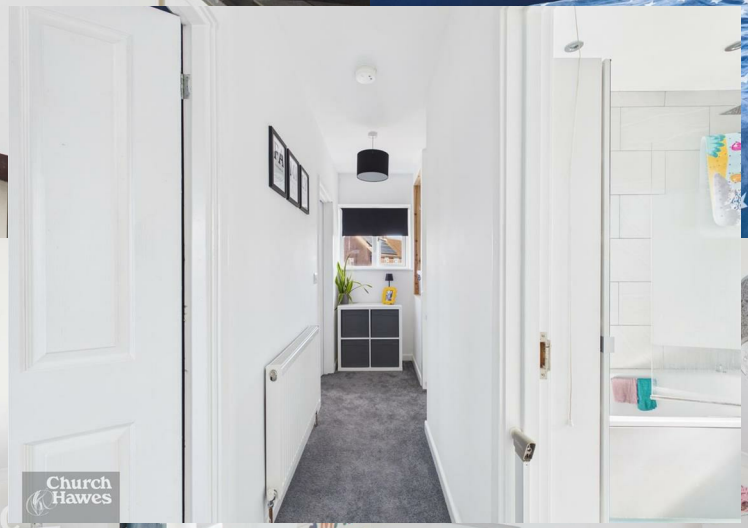
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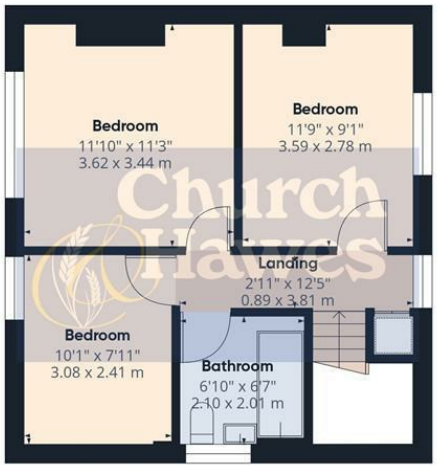
Floor 0



Floor 1

Approximate total area(1)

982 ft²

91.2 m²

Reduced headroom

27 ft²

2.5 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.

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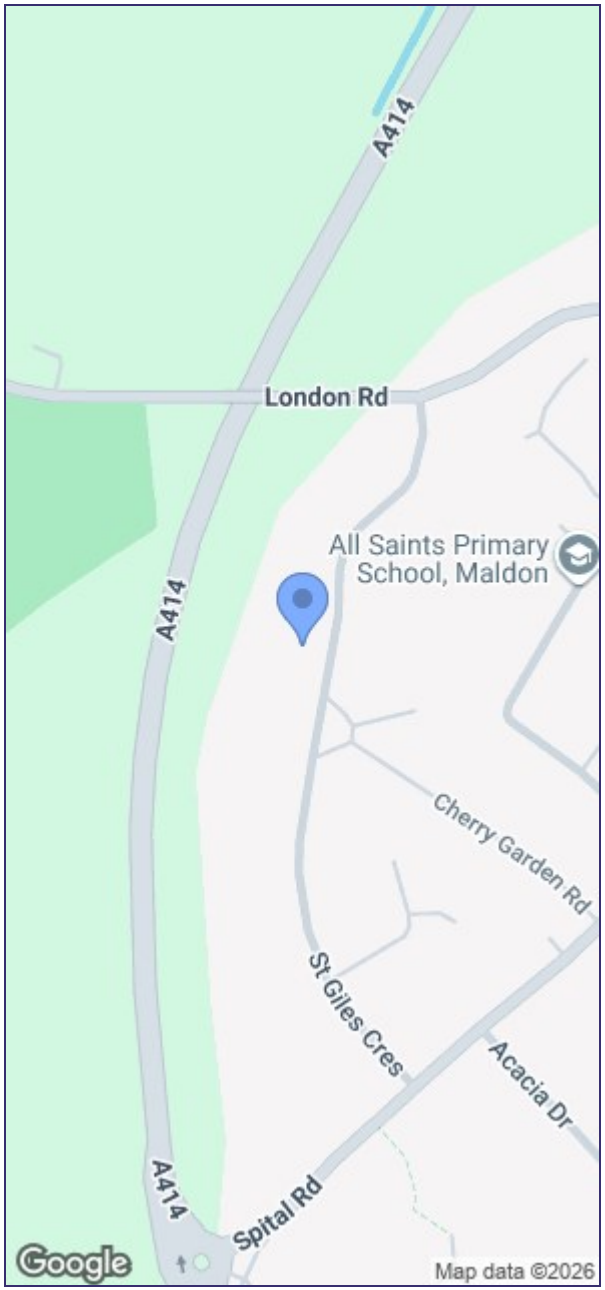

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