



Church

4 Meeson Meadows, Maldon , CM9 6YS  
Guide price £385,000

Church & Hawes  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within a popular turning in Maldon is this THREE BEDROOM SEMI DETACHED HOME! The property has many outstanding features which include an attractive garden, open plan kitchen/diner, ground floor wc as well as a first floor family bathroom. Externally the property features OFF ROAD PARKING and a GARAGE. These types of property a rare in this development, so call now to make your appointment.





#### Entrance

Main entrance door;

#### Ground Floor WC

Low level WC, hand wash basin with vanity storage cabinet, heated ladder radiator, double glazed window.

#### Lounge 15' x 13'5 (4.57m x 4.09m)

Feature fire with surround, double glazed window, radiator, stairs to first floor, under stairs storage cupboard.

#### Kitchen/Diner 15'1 x 9'11 (4.60m x 3.02m)

Wall and base shaker style fitted kitchen units, roll top work surface, 1 & 1/2 bowl stainless steel sink with drainer, integrated gas hob and oven, integrated fridge/freezer. Double glazed windows, radiator, double glazed door leading out to the garden.

#### First Floor

Double glazed landing window, loft access.

#### Bedroom One 11'10 x 8'3 (3.61m x 2.51m)

Double glazed window, radiator.

#### Bedroom Two 11'6 x 8'10 (3.51m x 2.69m)

Double glazed window, radiator.

#### Bedroom Three 6'5 x 6'4 (1.96m x 1.93m)

Double glazed window, radiator.

#### Bathroom

'P' shaped bath with shower attachment, low level wc, wash basin with vanity storage, double glazed window, heated ladder radiator, extractor.

#### Outside

#### Garden

Patio seating area with the remainder laid to lawn,

border trees and plants, side gate and access to the garage.

#### Garage

The garage has been converted into three section by stud walling. You have a utility area, storage area and the remaining part of the garage with lighting, power and up and over door.

#### Frontage

Off road parking for two cars.

#### Property Information

Tenure: Freehold

Council Tax Band: D

EPC (Energy Performance Certificate) Rating: C

#### 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 and we would ask for your co-operation in order that there is no delay in agreeing

a sale

**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.

