

Hill House Park, Maldon , CM9 4FH

Guide price £500,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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Nestled within the desirable Hill House Park development in Maldon within reach of Maldons historic high street, is this charming three-bedroom town house which presents an exceptional opportunity for buyers seeking a blend of comfort, convenience, and character. Offered to the market with the significant advantage of NO ONWARD CHAIN and a NEW BOILER INSTALLED 2023, this property is sure to attract good interest. The accommodation is thoughtfully arranged providing a versatile living space perfect for families, couples, or those looking for a peaceful retreat. Upon entering, you are greeted by a welcoming atmosphere that extends throughout the home. The property features a large lounge/diner, offering ample space for relaxation and entertaining guests.

One of the standout features of this delightful home is the addition the garden room. This versatile space provides a tranquil spot to enjoy the garden all year-round, whether it's for a morning coffee, an afternoon read, or simply unwinding after a long day. The kitchen/breakfast room is practical and functional, ready for you to add your personal touch and create a culinary haven. Adjacent to the main living areas, it offers convenience. The three bedrooms, provide ample private space for all residents. The property benefits from two well-appointed bathrooms, ensuring convenience and comfort for busy mornings and relaxing evenings. Externally, the property boasts a couryard garden, offering a private outdoor space for al fresco dining, gardening, or simply enjoying the fresh air. Council Tax Band E. Energy Efficiency Rating D.







Second Floor

Main Bedroom 15'10 x 10'11 (4.83m x 3.33m)
Two sash windows, radiator, loft access and two built in double wardrobes. Door to

En Suite Bathroom 8'10 x 6'2 (2.69m x 1.88m)
Sash window, radiator. Four piece white suite comprising of wc, wash hand basin with cabinet. Bath with mixer tap and shower attachment. Shower cubicle with shower system.

Bedroom 2 11'7 x 9'6 (3.53m x 2.90m)
Two sash windows with some impressive views, radiator. Door to.

En Suite Bathroom 6'6 x 6'4 (1.98m x 1.93m)
Radiator. Three piece white suite comprising of bath with shower attachment and mixer tap, wash hand basin, wc.

Landing
Airing cupboard, stairs down to first floor.

First Floor

Entrance Hall
Entrance door, storage cupboard. Door to kitchen/breakfast room and lounge/diner.

Kitchen/Breakfast room 11'11 x 9'9 (3.63m x 2.97m)
Two sash windows, radiator. Selection of base and wall cabinets with some integrated appliances including oven, hob, dishwasher. Sink and drainer unit with mixer tap.

Lounge/Diner 18'5 x 17'3
Sah window, two radiators. Feature fire surround with gas coal effect fire. Steps down to half landing with door to Garden room and stairs down to ground floor.

Garden Room 12'3 x 9'3 (3.73m x 2.82m)
Glazed windows overlooking the courtyard garden, double doors to courtyard.

Inner Hallway
Radiator. Doors to cloakroom, bedroom 3/study and the double garage

Cloakroom
Two piece white suite comprising of wc and wash hand basin

Bedroom 3/Study 14'8 x 10'0 (4.47m x 3.05m)
Window, radiator. Storage cupboard

Courtyard Garden
Low maintenance with steps and side access leading to frontage

Double Garage 18'6 x 17'1 (5.64m x 5.21m)
Up and over door, power and lighting. Storage cupboard

Share of Freehold/Management Charge Information
We understand from the vendor that they own this as part of the "Share of Freehold" with an approx lease term of 968 years remaining. See below re management charges as provided by the vendor. Service Charge A covers all common areas , gardens, trees and site insurance etc. Service Charge B is for the external decorating and maintenance. Service Charge A £1,680 per annum approx. Service Charge B 1080 per annum approx.
Please note that your legal representitive should confirm this.

Hill House Communal Gardens
(Please note that some of the photographs are of the communal gardens) The communal gardens are well cared for and offer seating areas that can be enjoyed whilst taking in some of the views afforded by the position of The Hill House Development, along with the attractive gardens.

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 it's 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.

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.




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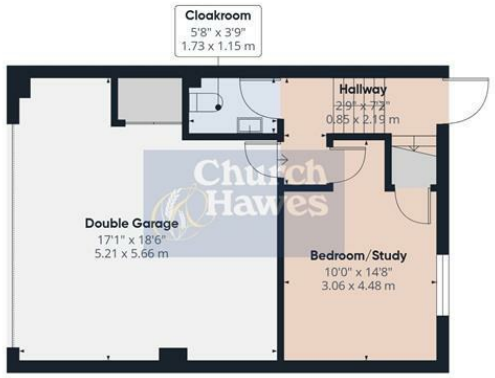



HILL
HOUSE
PARK





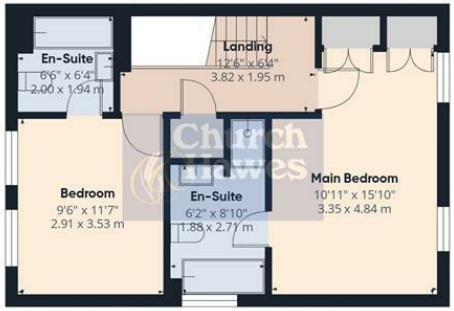

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Floor 0



Floor 1



Floor 2

Approximate total area(1)

1531 ft²

142.2 m²

Reduced headroom

6 ft²

0.6 m²

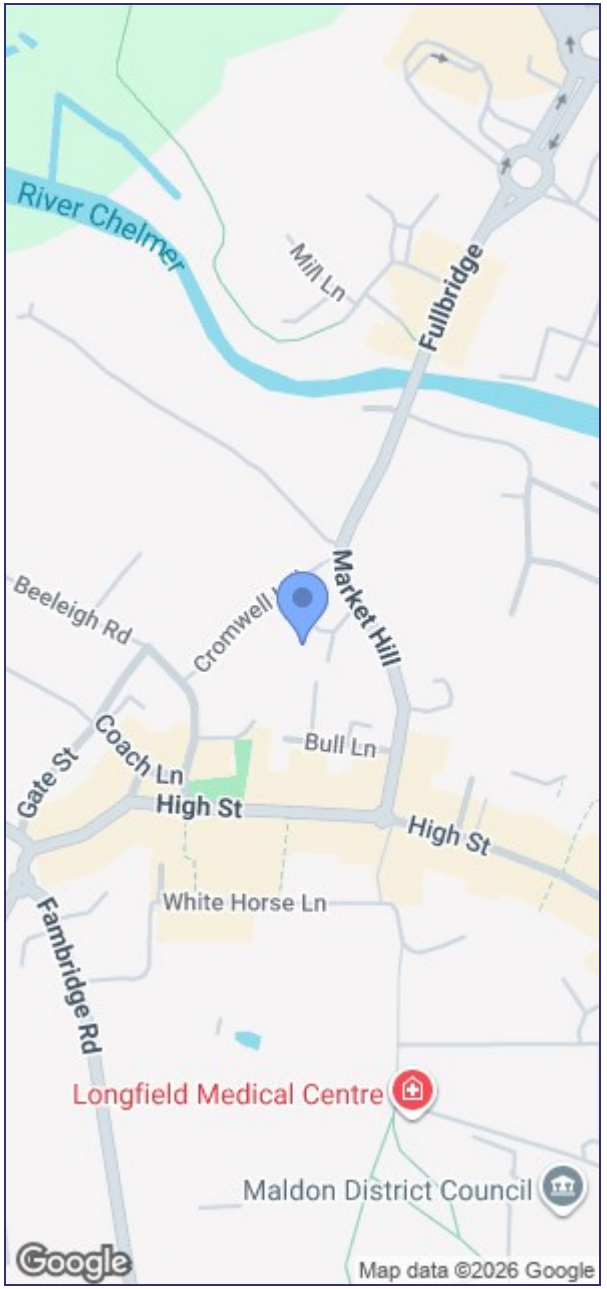
(1) Excluding balconies and terraces

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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