



Church

Browning Road, Maldon, CM9 6BU
Guide price £365,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated within a popular residential development in Maldon, this well-presented three-bedroom semi-detached house offers comfortable and well-proportioned accommodation throughout. The property features a welcoming living room, an open-plan kitchen/diner ideal for both everyday living and entertaining, a modern family bathroom and three well-sized bedrooms. Externally, the property benefits from ample off-street parking to the front and side, a good-sized rear garden providing an excellent outdoor space, and the added convenience of a detached garage.



Entrance Hall

Main entrance door, double glazed side picture window, radiator, meter cupboard, stairs to first floor.

Lounge 13'8 x 11'10 (4.17m x 3.61m)

Feature fireplace, double glazed window, radiator.

Kitchen/Diner 18'3 x 9'10 (5.56m x 3.00m)

Range of wall and base units, sink with drainer, work top surfaces, integrated oven and hob, built in domestic appliances. Vertical radiator, double glazed window and doors leading out to the garden. Understairs storage cupboard.

First Floor

Landing window, loft access.

Bedroom One 13'7 x 9'6 (4.14m x 2.90m)

Double glazed window, radiator.

Bedroom Two 11'3 x 9'11 (3.43m x 3.02m)

Double glazed window, radiator.

Bedroom Three 8'5 x 7'11 (2.57m x 2.41m)

Double glazed window, radiator.

Bathroom

Bath with mains powered shower unit, low level wc, wash basin, heated towel rail, double glazed window.

Outside

Garden

Patio seating area, lawn area. Access to garage, side access.

Garage 18'10 x 8'3 (5.74m x 2.51m)

Barn style doors

Frontage

Off road parking provided for 4 cars.

Property Information

Tenure: Freehold
Council Tax Band: C
EPC Rating: E

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

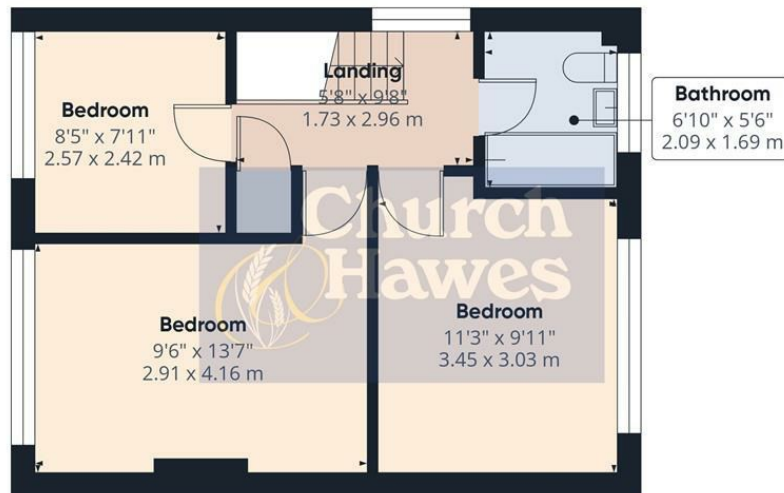
over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0 Building 1



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Approximate total area⁽¹⁾
835 ft²
77.6 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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