40b London Road, Maldon , Essex CM9 6HE
Price £490,000

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

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HIGHLY SOUGHT AFTER LOCATION OF LONDON ROAD! IDEALLY SITUATED WITHIN WALKING DISTANCE OF MALDON'S HISTORIC HIGH STREET! An opportunity has arisen to purchase THIS INDIVIDUAL THREE BEDROOM DETACHED HOME. Featuring accommodation comprising first floor shower room whilst to the ground floor the property has TWO RECEPTION ROOMS plus kitchen & ground floor cloakroom/w.c.. Externally the property boasts an IMPRESSIVE REAR GARDEN MEASURING APPROX 80' depth plus GARAGE/WORKSHOP. Energy Efficiency Rating D. Council Tax Band D.

Bedroom 1 10'9 x 11'9 (3.28m x 3.58m)
Double glazed window to front & side, wall mounted electric heater.

Bedroom 2 13'6 x 7'5 (4.11m x 2.26m)
Double glazed windows to front & side, wall mounted electric heater.

Bedroom 3 10'4 x 8'11 (3.15m x 2.72m)
Double glazed window to front, wall mounted electric heater.

Shower Room 7'3 x 6'9 (2.21m x 2.06m)
Obscure double glazed window to side, towel radiator, low level w.c, wash hand basin with mixer tap, tiled to walls, inset lighting to ceiling, shower cubieecle with wall mounted shower unit.

Landing
Double glazed window to rear, access to loft space, airing cupboard & cupboard housing hot water cylinder, stairs leading down to:

Entrance Hall
Entrance door to side, doors to:

Dining Room 11'9 x 9'8 (3.58m x 2.95m)
Double glazed window to front & side, wall mounted electric heater, feature fireplace.

Lounge 11'10 x 10' (3.61m x 3.05m)
Double glazed window to front, wall mounted electric heater, feature fireplace.

Kitchen/Breakfast Room 15'2 x 6'10 (4.62m x 2.08m)
Double glazed window to rear, two windows to side, wall mounted electric heater, inset lighting to ceiling, fitted base and wall mounted units, tiled splashbacks, built in oven, four ring hob, extractor hood, understairs storage cupboard.

Rear Lobby
Door to rear leading to garden, door to:

Cloakroom/W.C
Low level w.c, wash hand basin.

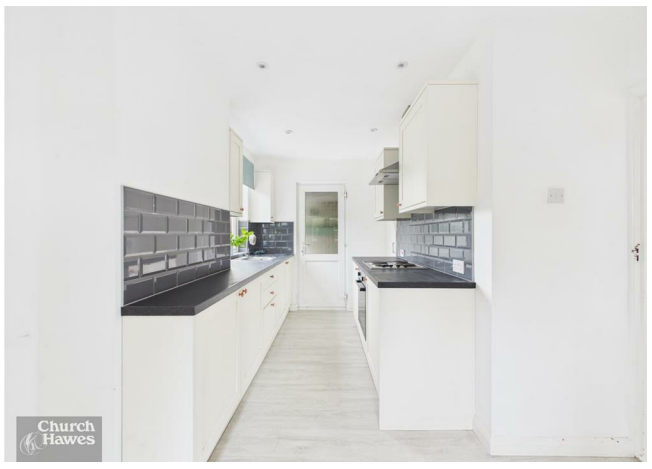
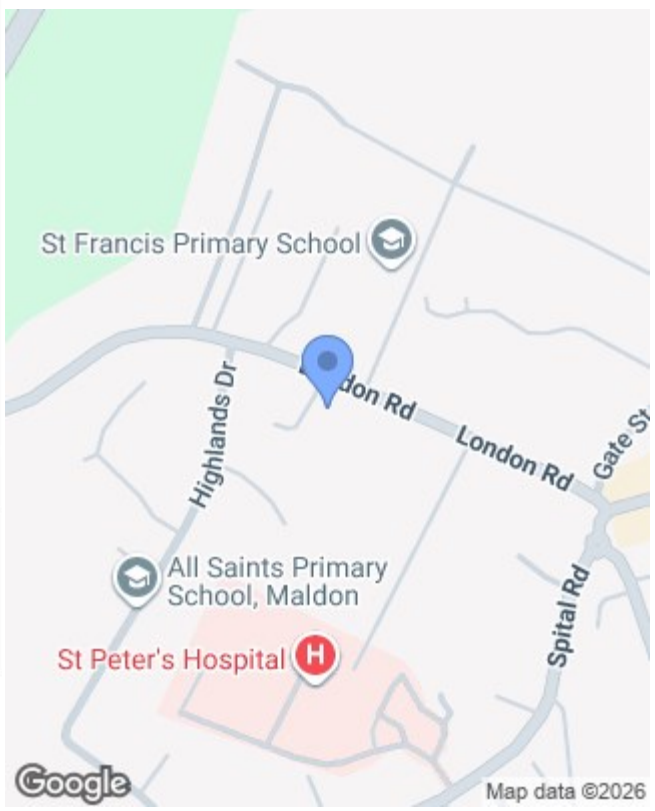
Rear Garden approx 80' (approx 24.38m)
Patio area, flower and shrub beds, timber storage shed, outside tap.

Garage/Workshop 14'7 depth x 7'4 width (4.45m depth x 2.24m width)
Located to the rear of the property with doors to front & side.

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.