



6 Dickens Close, Maldon , Essex CM9 6AG  
Price £325,000

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

Welcome to this well-presented modern semi-detached home located in the desirable Dickens Close, Maldon. Constructed by Crest Nicholson circa 2021, this property offers a modern & contemporary living experience in a charming neighbourhood. Internally accommodation comprises TWO WELL PROPORTIONED BEDROOMS plus bathroom along with ground floor cloakroom/w.c plus AN IMPRESSIVE OPEN PLAN LIVING ROOM/KITCHEN. One of the standout features of this property is the generous rear garden, which offers a wonderful outdoor space. The AMPLE PARKING AVAILABLE VIA THE ADJACENT DRIVEWAY also adds to the appeal of this home. This property is both modern and stylish providing a superb opportunity for those looking to settle in a vibrant community. Whether you are a first-time buyer or looking to downsize, this home presents an excellent opportunity. Energy Efficiency Rating B. Council Tax Band C.

**Bedroom 1 12'9" x 7'11" (3.89m x 2.41m)**

Double glazed window to rear, radiator, fitted wardrobe with mirror fronted doors.

**Bedroom 2 13' x 8'6" (3.96m x 2.59m)**

Double glazed window to front, radiator, over stairs storage cupboard.

**Bathroom**

Obscure double glazed window to side, towel radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & shower attachment, tiled to bath area.

**Landing**

Access to loft space, radiator, stairs down to ground floor.

**Entrance Hall**

Entrance door, radiator, doors to:

**Cloakroom/W.C**

Obscure double glazed window to front, radiator, low level w.c, wash hand basin with mixer tap.

**Open Plan Living Room/Kitchen 23'11" x 12'11" (7.29m x 3.94m)**

French doors to garden, double glazed window to front, under stairs storage cupboard, two radiators, cupboard housing wall mounted boiler, sink unit with mixer tap set into worksurfaces, built in oven, four ring hob & extractor hood, fitted base and wall mounted units, space for washing machine.

**Rear Garden**

Patio area, access to front via gate, outside tap, fenced to boundaries, laid to lawn.

**Frontage**

Adjacent driveway providing ample off road parking.

**Road Management Charge**

We understand from the vendor that as of 2024/2025, the road management charge is approx £336.00 Per Annum.

**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.

**Move with us AML criteria**

Move with Us, are the ultimate appointed selling agent for this property. It is required to conduct ID/AML and source of funds checks for the properties they sell. Buyers will be required to pay a charge of £49 (plus VAT) to cover the increasing costs of this.

Please be aware that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued.

