



King Street, Maldon, CM9 5DX
Guide price £310,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This charming two-bedroom house which has undergone much improvement offers an exceptional opportunity with NO ONWARD CHAIN. Perfectly positioned, it is a short stroll from the vibrant Historic High Street, offering diverse shops, cafes, and restaurants. Its prime location also places it within easy reach of Maldon's historic Hythe Quay and the popular Promenade Park, providing ample leisure opportunities.

Upon entering, you are greeted by a welcoming lounge/diner, a versatile area for relaxation and entertaining and adjacent kitchen. Upstairs, two comfortable bedrooms offer peaceful retreats. Completing the internal accommodation is a modern wet room, a practical and accessible feature. PVC double glazing contributes to energy efficiency. Externally, the property benefits from a beautifully landscaped garden, providing a delightful outdoor space for enjoyment and relaxation. Its thoughtful design requires minimal maintenance.

This delightful two-bedroom house, with its well-maintained interiors, attractive garden, and prime location, represents an excellent opportunity for those looking to purchase in Maldon. Offered with no onward chain, it is ready for its new owners to move straight in. Early viewing is highly recommended. Council Tax Band B. Energy Efficiency Rating D.



Main Bedroom 11'9 x 10'1 (3.58m x 3.07m)

Pvc double glazed window, radiator. Exposed fire grate. Spot lights to ceiling.

Bedroom 2 10'1 x 8'8 (3.07m x 2.64m)

Pvc double glazed window, radiator. Wall mounted Worcester boiler. Spot lights to ceiling.

Landing

Loft access, stairs down to.

Lounge/Diner 22'5 x 11'3 (6.83m x 3.43m)

Entrance door, pvc double glazed sash window. Feature fireplace with tiled inserts and fire grate. Two radiators and wood effect flooring, door to.

Inner Lobby

Pvc double glazed window, space for fridge/freezer, door to wet room and through to kitchen

Wet/Shower Room

Pvc double glazed window, towel radiator. Wash hand basin with cabinet under, wc and shower system, tiled walls.

Kitchen 11'3 x 5,10 (3.43m x 1.52m,3.05m)

Pvc double glazed window and door to garden, radiator. Selection of base and wall cabinets with integrated oven and hob and extractor fan. Space for washing machine. Sink and drainer unit with mixer tap and tiled to floor.

Rear Garden

This beautiful garden offers a patio area which leads to the garden with artificial grass with shrub and flower borders. Further patio area to the end of the garden. Outside tap and shed. Access to side with Barrow rights access to next door.

Frontage

Victorian style tiled pathway to entrance door.

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 its 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.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

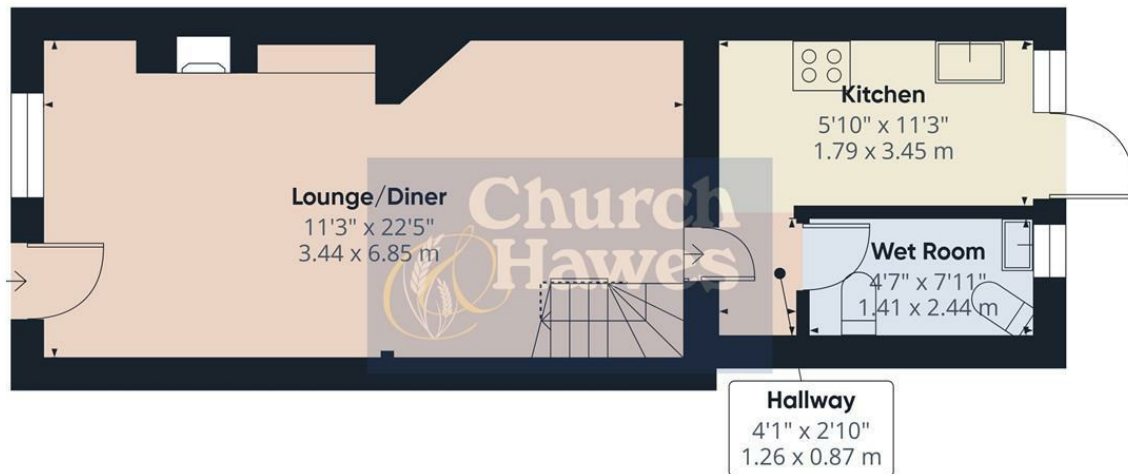
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

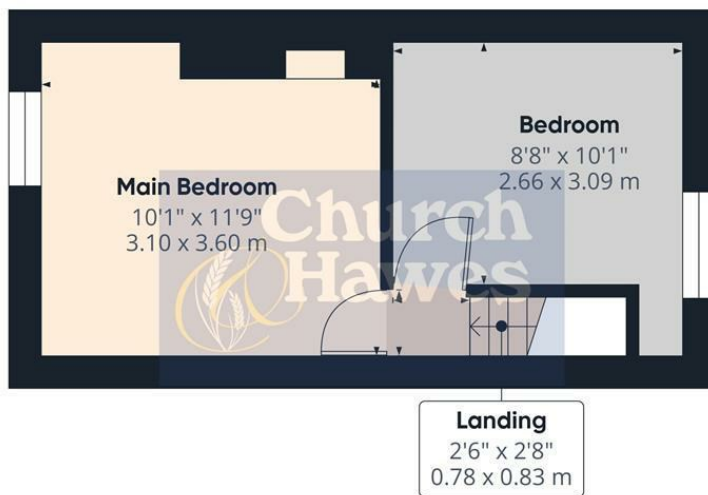
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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.







Floor 0



Floor 1



Approximate total area⁽¹⁾

588 ft²
54.6 m²

Reduced headroom

7 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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