

Memory Close, Maldon , Essex CM9 6XT

Price £700,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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EXTENDED AND WELL PRESENTED THROUGHOUT IS THIS SPACIOUS AND VERSATILE HOME SPANNING 1810 sqft (including the Garage). Conveniently located within a highly desirable cul de sac of executive houses this property allows access to Maldon's extensive list of amenities. Do not miss the opportunity to secure this exceptional residence. Accommodation features Four First Floor Bedrooms which are serviced by an upgraded Family Bathroom and En-Suite Shower Room. The extensive, extended Ground Floor is vast and versatile and can be adapted to suit the occupants needs. Currently, the property is arranged to feature Reception Rooms in the form form of a Living Room, Study and Family Room which is semi-open plan to the Kitchen/Dining Room; the perfect place for entertaining all year round with bi-fold doors accessing the Garden. The Laundry Room and Ground Floor Cloakroom also adds to the property's funcionality. Externally, the property boasts a Private Garden with access into the Double Garage. There is ample Parking on two sections of Driveway which could be further extended owing to the size of the plot. Council Tax: F. Energy Efficiency Rating D.







**Bedroom 17'0 x 11'0 (5.18m x 3.35m)**
Double glazed windows to front and rear, two radiators, ceiling fan, coved to ceiling, door to:

**Refitted En-Suite 7'10 x 5'5 (2.39m x 1.65m)**
Obscure double glazed window to front, heated towel rail, suite comprising, tiled shower unit with rainfall shower and handheld attachment, w.c., wash hand basin with mixer tap and vanity unit, tiled to walls and floor.

**Bedroom 11'8 x 9'6 (3.56m x 2.90m)**
Double glazed window to rear, radiator, coved to ceiling.

**Bedroom 10'3 x 9'6 (3.12m x 2.90m)**
Double glazed window to rear, radiator, coved to ceiling.

**Bedroom 9'5 x 6'10 (2.87m x 2.08m)**
Double glazed window to front, radiator, coved to ceiling.

**Refitted Bathroom 7'10 x 5'4 (2.39m x 1.63m)**
Obscure double glazed window to front, heated towel rail, suite comprising p shaped bath with central mixer tap, rainfall shower and handheld attachment, shower screen, w,c., wash hand basin with mixer tap and vanity unit, extractor fan, tiled to walls and floor.

**Landing**
Access to airing cupboard, access to loft, coved to ceiling, stairs down to:

**Entance Hall**
Entrance door to front, two obscure double glazed windows to front, double glazed window to side, radiator, door to under stairs cupboard, coved to ceiling , access to further accommodation including:

**Living Room 16'10 x 11'10 (5.13m x 3.61m)**
Double glazed window to front, double glazed double doors to rear, two radiators, coved to ceiling.

**Study 9'0 x 6'5 (2.74m x 1.96m)**
Double glazed window to front, radiator, coved to ceiling.

**Cloakroom 6'6 x 3'4 (1.98m x 1.02m)**
Obscure double glazed window to front, heated towel rail, wash hand basin with splash back and vanity unit, w.c..

**Family Room 11'9 x 9'8 (3.58m x 2.95m)**
Radiator, coved to ceiling, semi-open plan to:

**Kitchen/Dining Room 21'5 x 11'2 (6.53m x 3.40m)**
Double glazed bi-fold doors to rear, double glazed windows to side, velux windows to ceiling, two radiators, integrated bluetooth speaker system, extensive range of eye and base level units with under counter lights, two integrated ovens, integrated firdge/freezer, integrated microwave oven, electric hob set into work surface with extractor, sink drainer unit set into work surface, tiled splash backs integrated dishwasher, door to:

**Laundry Room 5'10 x 4'11 (1.78m x 1.50m)**
Double glazed window to front, part obscure glazed door to side, radiator, wall mounted boiler, circular stainless steel sink with mixer tap set into work surface, space abd plumbing for washing machin and space for further under counter appliance, coved to ceiling.

**Rear Garden**
Block paved seating area to one side, side access to front, mainly laid to articial lawn, outside tap, outside power points, fenced to boundaries, personal door to:

**Garage 17'11 x 16'7 (5.46m x 5.05m)**
Door to side, electric roller door to front, boarded loft, power and light connected.

**Frontage**
Block paved drive leading to Garage, further block paved drive area, lawned area with boat feature, range of planting areas.

**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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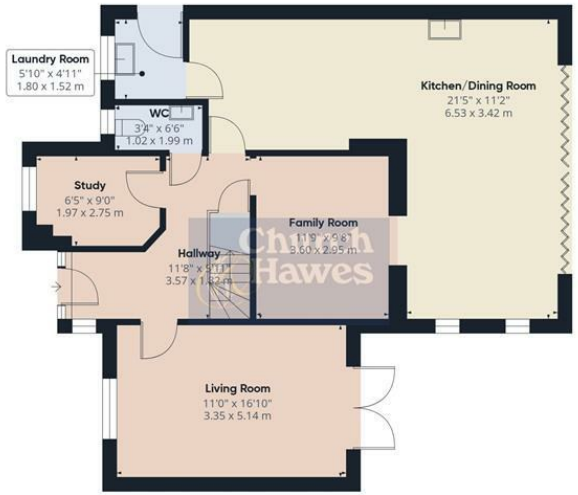



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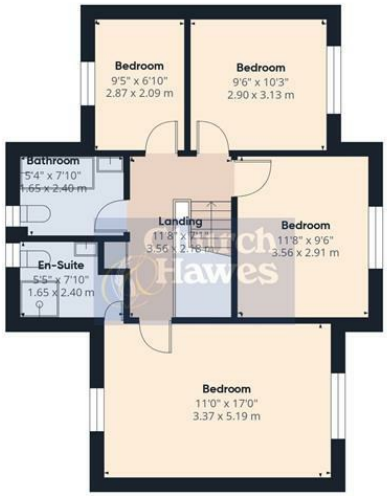

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**Floor 0** Building 1




**Floor 1** Building 1




**Floor 0** Building 2

**Approximate total area**(1)

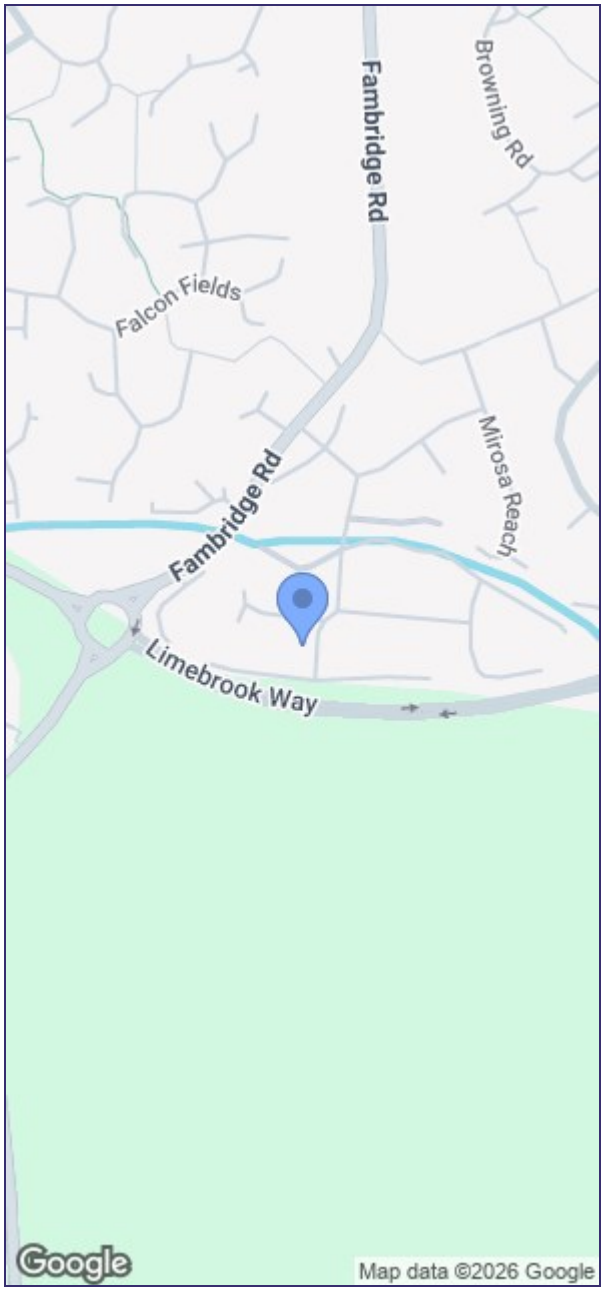
1810 ft²

168 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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