

Coopers Avenue, Maldon, CM9 4YX

Guide price £515,000

Church & Hawes

Est.1977

Estate Agents, Valuers, Letting & Management Agents

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WITH A GOOD SIZED ANNEXE!! Nestled in the charming area of Coopers Avenue, Heybridge, Maldon, this impressive detached house offers a perfect blend of space and comfort for modern family living. With five well-proportioned bedrooms including a spacious ONE BEDROOM ANNEXE, this property is ideal for those seeking versatility and additional accommodation for guests or family members.

The spacious reception rooms, providing ample space for relaxation and entertainment. The natural light that floods through the PVC double-glazed windows enhances the welcoming atmosphere throughout the home. The layout is thoughtfully designed, ensuring that each room flows seamlessly into the next. The property incorporates an impressive one bedroom annexe, with lounge, kitchen and wet room. The annexe also has its own seperate entrance. Outside, the property features a garage and parking and a wider than average access to the side which leads to the rear garden.

This four-bedroom detached house with an attached one bedroom annexe is a rare find in the area, offering both space and functionality. Whether you are looking for a family home or a property with potential for multi-generational living, this residence is sure to impress. Do not miss the opportunity to make this wonderful house your new home. Energy Efficiency Rating C. Council Tax E.







Main Bedroom
Pvc double glazed window, radiator.

En Suite
Pvc double glazed window, radiator. Three piece suite comprising of wc, wash hand basin and shower cubicle with shower system.

Bedroom 2
Pvc double glazed window, radiator.

Bedroom 3
Pvc double glazed window, radiator.

Bedroom 4
Pvc double glazed window, radiator.

Bathroom
Pvc double glazed window, radiator. Three piece suite comprising of wc, wash hand basin, bath with mixer tap and shower system. Airing cupboard.

Landing
Airing cupboard, access to loft. Stairs to ground floor with Pvc double glazed window at half landing.

Entrance Hall
Entrance door, radiator, understairs cupboard. Doors to;

Cloakroom
Pvc double glazed window, radiator. Two piece suite comprising of wc and wash hand basin.

Sitting Room 19'3 x 11'11 (5.87m x 3.63m)
Dual aspect with Pvc double glazed window and double doors to garden. Two radiators.

Kitchen 10'8 x 10'2 (3.25m x 3.10m)
Pvc double glazed window and door to side, radiator. Selection of base and wall cabinets with five ring gas hob and extractor fan. Bosch oven and grill. Fridge to remain. Sink and drainer unit.

Dining Room 13'1 x 9'1 (3.99m x 2.77m)
Pvc double glazed window, radiator. Door to one bedroom annexe

Annexe

Entrance Hall
Independent entrance door to side, airing cupboard and access to loft. Doors to.

Bedroom 13'3 x 10'10 (4.04m x 3.30m)
Pvc double glazed window overlooking garden, radiator.

Wet Room
Pvc double glazed window, radiator. Wc, wash hand basin with cabinets under, shower system with shower curtain. Part tiled.

Lounge 12'1 x 9'1 (3.68m x 2.77m)
Pvc double glazed window and door to garden, radiator.

Kitchen/Diner 14'7 x 8'5 (4.45m x 2.57m)
Pvc double glazed window, radiator. Selection of base and wall cabinets with electric hob, integrated oven, washing machine, dish washer and fridge/freezer. Sink and drainer unit.

Frontage
Frontage is block paved with parking on driveway leading to garage. Personal access to the annexe and main house entrance and side door. Larger than average side access leading to the rear garden.

Rear Garden
Patio garden with raised brick pond and an array of flowers and shrubs, shed 12'3 x 7'. Door to annexe. Larger than average side access leading to frontage.

Garage 16'8 x 8'9 (5.08m x 2.67m)
Roller up and over door, power and lighting. Door to rear leading to bin storage area.

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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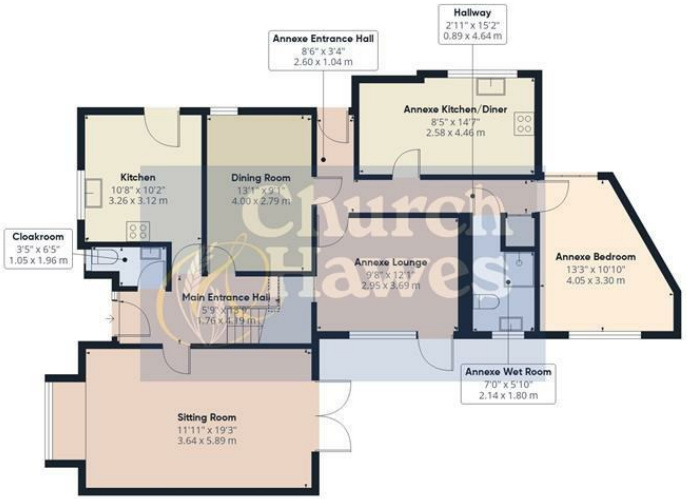

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Floor 0 Building 1



Floor 1 Building 1

W N S E

Approximate total area(1)

1628 ft²

151.4 m²

Reduced headroom

3 ft²

0.2 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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