



25 Norfolk Road, Maldon , CM9 6AU  
 Price £395,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! Situated on the favourable western side of Maldon an opportunity has arisen to purchase this EXTENDED TWO BEDROOM SEMI DETACHED family home hosting a wealth of features. Internally accommodation comprises of family bathroom to the first floor plus ground floor shower room. Also to the ground floor is an impressive open plan living room plus kitchen. Externally the property boasts a wonderful southerly aspect low maintenance rear garden along with ample driveway parking for numerous cars plus garage. Early internal viewing comes highly advised. Energy Efficiency Rating D. Council Tax Band D.

**Bedroom 1 14'11 x 10'3 (4.55m x 3.12m)**

Double glazed window to rear, radiator, coved to ceiling, inset lighting, fitted wardrobes.

**Bedroom 2 12'2 x 8'11 (3.71m x 2.72m)**

Double glazed window to front, radiator, coved to ceiling, inset lighting, fitted wardrobes.

**Bathroom**

Obscure double glazed window to front, ladder towel radiator, suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap, inset lighting to ceiling, tiled floor, tiled to walls.

**Landing**

Access to loft space, coved to ceiling, stairs down to:

**Entrance Hall**

Entrance door, radiator, coved to ceiling, built in storage cupboard, doors to:

**Shower Room**

Obscure double glazed window to front, ladder towel radiator, low level w.c, wash hand basin with mixer tap, tiled floor, tiled to walls,

**Kitchen/Breakfast Room 14'9 x 9' (4.50m x 2.74m)**

Double glazed window to front & side, door to side, radiator, space for washing machine, sink unit with mixer tap set into worksurfaces, five ring hob, built in oven, inset lighting to ceiling, built in fridge/freezer, space for dishwasher.

**Open Plan Living/Dining Room 24'6 x 13'3 (7.47m x 4.04m)**

Double glazed window to side, two vertical radiators, bifolding doors to rear leading to garden.

**Rear Garden**

Patio area with steps leading down to low maintenance rear garden with artificial lawn, fenced to boundaries, shrub beds, personal door to:

**Garage**

Electric roller door, power and light connected.

**Driveway**

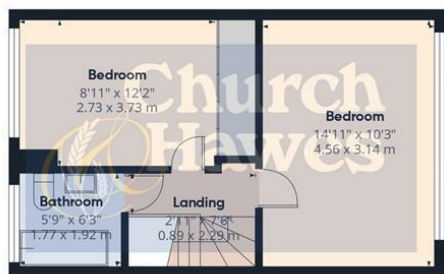
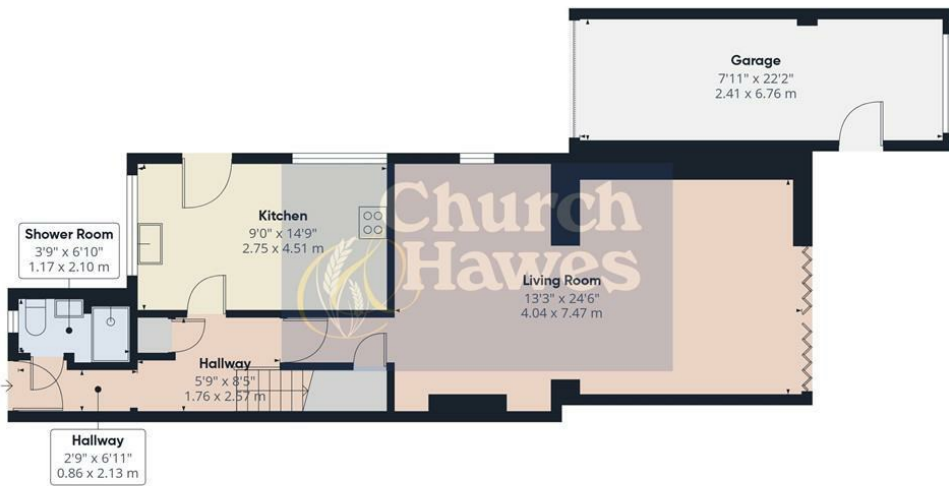
Driveway providing ample off road parking.

**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.



Approximate total area<sup>m</sup>  
 1115 ft<sup>2</sup>  
 103.5 m<sup>2</sup>

(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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