



18 Falcon Fields, Maldon , CM9 6YA  
 Guide price £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Located in the charming area of Falcon Fields, Maldon, this extended three-bedroom link semi-detached home offers a delightful blend of comfort and style. The property boasts three well-proportioned reception rooms, providing ample space for both relaxation and entertaining. The inviting lounge is perfect for unwinding after a long day, while the separate dining room sets the scene for memorable family meals and gatherings. The heart of the home is undoubtedly the spacious kitchen/breakfast room, which is ideal for casual dining and morning coffee. Adjoining this area is the dining room and conservatory. This versatile area can be used as a play area, a reading nook, or simply a place to enjoy the views of the garden.

Completing the ground floor is a convenient cloakroom, adding to the practicality of the home. Upstairs, you will find three comfortable bedrooms and the bathroom. The layout of the property is thoughtfully designed to cater to modern family living. Situated in a mews location, this home benefits from a sense of community while still being close to local amenities and transport links. Whether you are a first-time buyer or looking to upsize/downsize, this property presents an excellent opportunity to create lasting memories in a desirable area. Don't miss the chance to make this lovely house your new home. Council Tax Band D. Energy Performance Rating D.

**Main Bedroom 11' x 7'9" (3.35m x 2.36m)**  
 Window, radiator. Built in wardrobes.

**Bedroom 2 10'10" x 7'9" (3.30m x 2.36m)**  
 Window, radiator.

**Bedroom 3 8'4" x 6'7" (2.54m x 2.01m)**  
 Window, radiator.

**Bathroom**  
 Window, radiator. Three piece suite comprising of wc, wash hand basin and bath with mixer tap and shower system.

**Landing**  
 Access to loft, airing cupboard. Stairs down to.

**Entrance Hall**  
 Entrance door, radiator. Door to;

**Lounge 14'1" x 11'4" (4.29m x 3.45m)**  
 Bay window to front, radiator. Door to;

**Kitchen/Breakfast room 14'5" x 9'8" (4.39m x 2.95m)**  
 Window, radiator. Selection of base and wall cabinets. Space for washing machine and tumble dryer. Space for fridge/freezer. Bosch oven and four ring hob and extractor fan. Tiled to floor, wall mounted boiler. Patio doors to garden. Door to garden.

**Dining Room 12'3" x 8' (3.73m x 2.44m)**  
 Window and door to front. electric heater. Laminate flooring. Through to conservatory and door to cloakroom.

**Sun Room 7'7" x 7'6" (2.31m x 2.29m)**  
 Pvc double glazed windows and double doors to garden. Laminate flooring.

**Cloakroom**  
 Two piece suite comprising of wc and wash hand basin. Laminate flooring.

**Rear Garden**  
 Patio area with lawned garden and mature shrubs and bushes.

**Frontage**  
 Parking on driveway with remainder lawned.

**Important Date Information**  
 Please note that the property is currently tenanted and they are due to vacate on 28/10/2025

**Area Description**

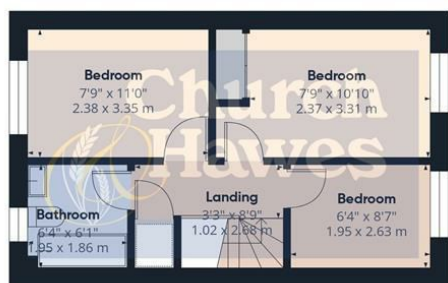
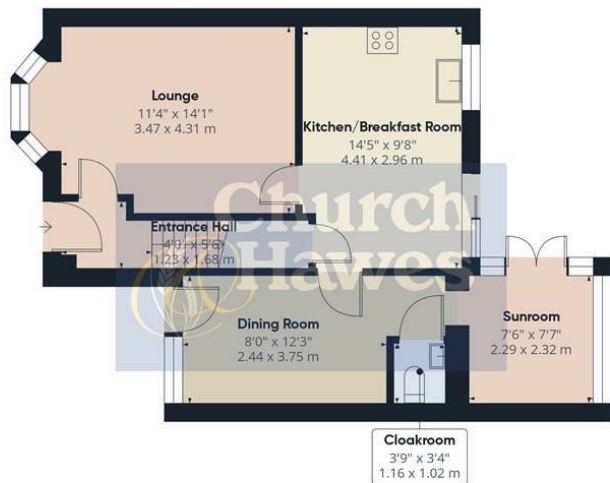
The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library. 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:** 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>

851 ft<sup>2</sup>

79 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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