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Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



3 Wellesley Road, Maldon, CM9 6JL £435,000

SOLD PRIOR TO MARKETING Situated on the South side of Maldon, this beautifully presented three-bedroom detached home offers a perfect blend of comfort and style. As you step inside, you are greeted by the lounge which is a delightful area to unwind, while the kitchen/diner is ideal for family meals and gatherings. The property boasts three well-proportioned bedrooms, ensuring plenty of room for family or guests. The master bedroom features an en suite and additionally, there is a cloakroom, enhancing the practicality of the home.



Entrance Hall

Entrance door, two radiators, under stairs cupboard. Doors to.

Ground Floor WC

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

Lounge 14'10 x 10'9 (4.52m x 3.28m)

Dual aspect with pvc double glazed window and French doors to the rear garden, radiator.

Kitchen/Diner 25'8 x 8'3 (7.82m x 2.51m)

Triple aspect with pvc double glazed windows to front and side and French doors to the patio and garden. Selection of base and wall cabinets with integrated appliances, quartz work top surfaces, sink and drainer unit.

Landing

Pvc double glazed window, radiator. Access to loft and storage cupboard. Stairs down to entrance hall.

Bedroom One 11'7 x 9'1 (3.53m x 2.77m)

Pvc double glazed window, radiator. Door to.

En Suite Shower Room

Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin with mixer tap. Large tiled shower cubicle.

Bedroom Two 10'8 x 8'4 (3.25m x 2.54m)

Pvc double glazed window, radiator.

Bedroom Three 10'6 x 8'4 (3.20m x 2.54m)

Pvc double glazed window, radiator.

Bathroom

Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin with mixer tap. Bath with mixer tap and shower system. Part tiled to walls.

Outside

Garden

Parking

Driveway parking for two cars

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:

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.

