6 Tintagel Way, Maldon , Essex CM9 6YR
Price £700,000

Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents



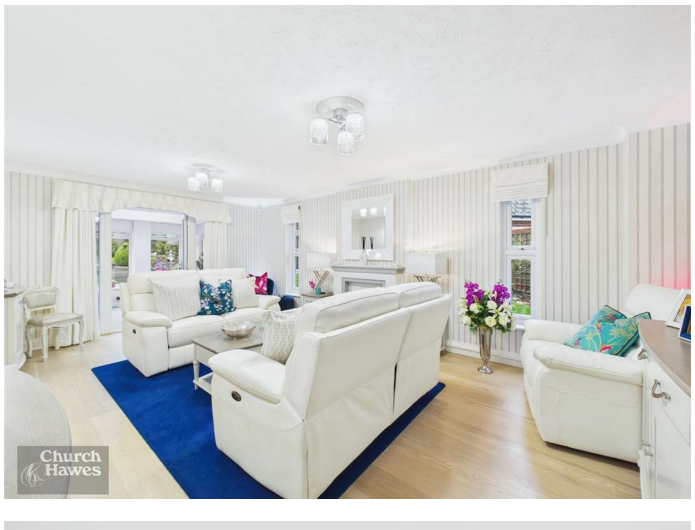
.



www.churchandhawes.com
4/6 High Street, Maldon, Essex, CM9 5PJ
Tel: 01621 855195
maldon@churchandhawes.com

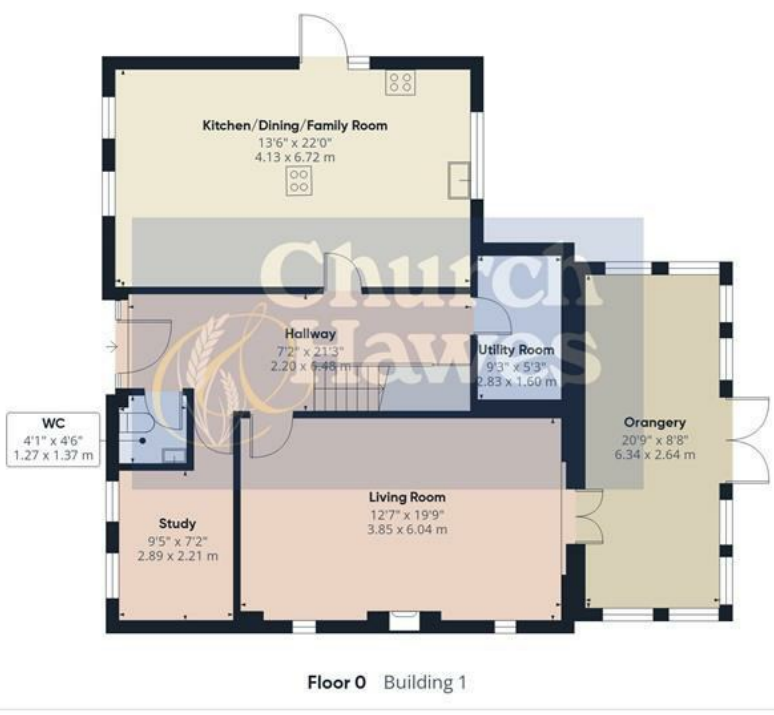
Church & Hawes
Est.1977
Estate Agents, Valuers, Letting & Management Agents

Nestled in arguably one of Maldon's most sought after turnings, Tintagel Way, this stunning FOUR BEDROOM DEATCHED FAMILY HOME offers an exceptional living experience with accommodation presented to the highest standards throughout. As you enter via the welcoming reception hallway you are greeted by an inviting atmosphere that flows seamlessly throughout the home. The highlight of this property is undoubtedly the addition of a magnificent orangery, with panoramic views of the expansive 117' garden which also incorporates a summer house, creating a wonderful backdrop for family gatherings. The heart of the home features an impressive open-plan modern kitchen/dining/family room, designed to cater to the needs of contemporary living. This space is ideal for both casual family meals and more formal entertaining, ensuring that every occasion is met with style and comfort. En-suite facilities serve the principal bedroom plus shower room & ground floor cloakroom/w.c. Externally parking is provided via the double width driveway & double garage. For those needing to work from home, adjacent the garage is a home office offering a variety of uses.
With its prime location and impressive features, this detached house on Tintagel Way is a rare find in Maldon. It presents an excellent opportunity for families seeking a stylish residence in a sought-after area. Do not miss the chance to make this remarkable property your new home.
EPC Rating C. Council Tax Band G.

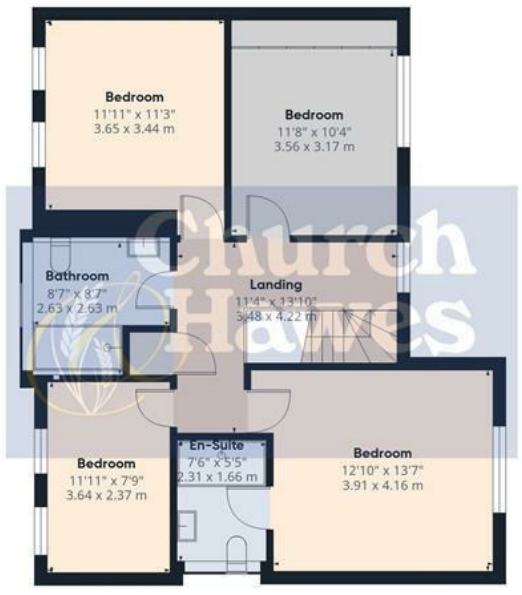








Floor 0 Building 1



Floor 1 Building 1

Approximate total area(1)
1809 ft²
168 m²

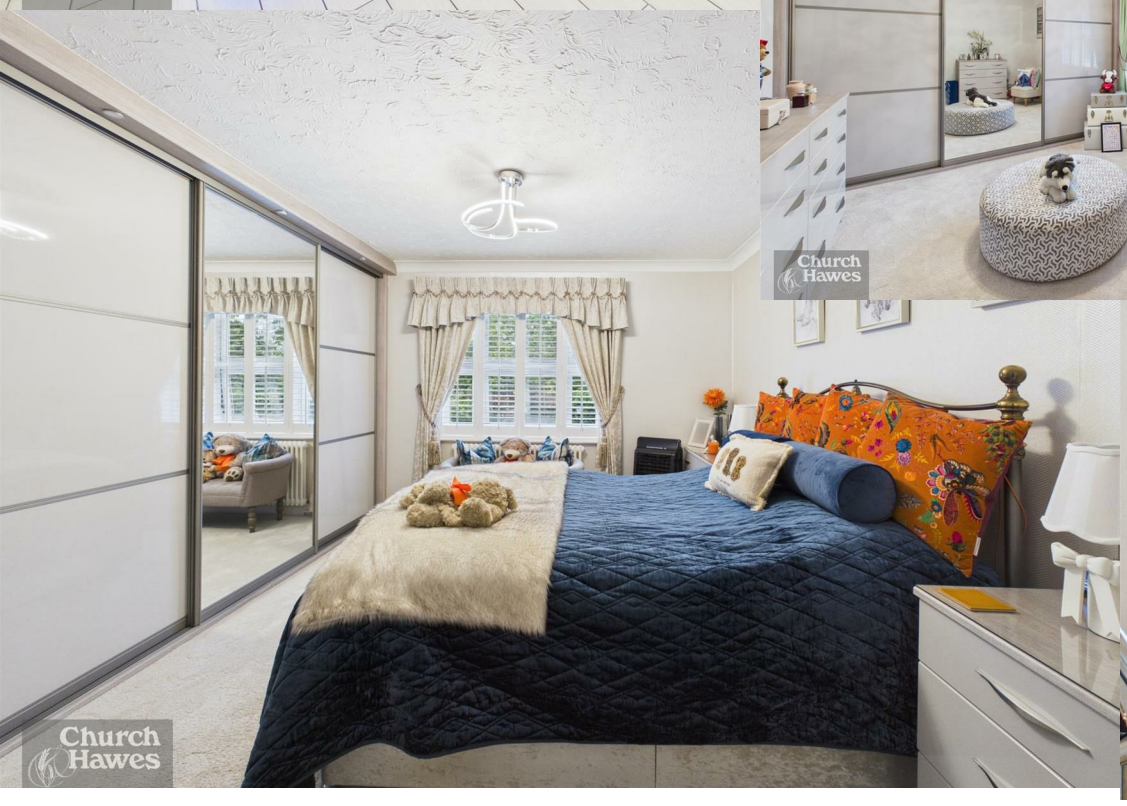
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360








Bedroom 1 12'10 x 13'7 (3.91m x 4.14m)
Double glazed window to rear, radiator, fitted wardrobe, coved to ceiling.

En-Suite
Obscure double glazed window to side, towel radiator, suite comprising of low level w.c, wash hand basin with mixer ta, tiled shower cubicle with wall mounted shower unit, inset lighting to ceiling, tiled to walls.

Bedroom 2 11'11 x 11'3 (3.63m x 3.43m)
Two double glazed windows to front, radiator, coved to ceiling, fitted wardrobes & overhead storage units.

Bedroom 3 11'8 x 10'4 (3.56m x 3.15m)
Double glazed window to rear, radiator, fitted wardrobe, coved to ceiling.

Bedroom 4 11'11 x 7'9 (3.63m x 2.36m)
Two double glazed windows to front, radiator, fitted wardrobes & overhead storage units, coved to ceiling.

Shower Room
Obscure double glazed window to front, towel radiator, low level w.c, twin wash hand basins with mixer taps, walk in shower cubicle with wall mounted shower unit, tiled floor, tiled to walls, inset lighting to ceiling.

Landing
Double glazed window to rear, radiator, airing cupboard, access to loft space, coved to ceiling, stairs leading down to:

Entrance Hallway
Entrance door, radiator, coved to ceiling, tiled floor, under stairs storage cupboard, doors to:

Cloakroom/W.C
Radiator, low level w.c, wash hand basin with mixer tap, extractor fan.

Utility Room 9'3 x 5'3 (2.82m x 1.60m)
Space for fridge/freezer, space for washing machine & tumble dryer, fitted wall mounted units, wall mounted boiler.

Study 9'5 x 7'2 (2.87m x 2.18m)
Two double glazed windows to front, radiator.

Living Room 19'9 x 12'7 (6.02m x 3.84m)
Two double glazed windows to side, radiator, coved to ceiling, feature fireplace with inset gas fire, French doors to:

Orangery 20'9 x 8'8 (6.32m x 2.64m)
French doors to garden, double glazed windows to both sides & rear, tiled floor with under floor heating.

Kitchen/Dining/Family Room 22' x 13'6 (6.71m x 4.11m)
Two double glazed windows to front, vertical radiator, inset lighting to ceiling, tiled floor, central island unit with inset Bosch four ring hob, sink unit with mixer tap set into worksurfaces, built in Neff dishwasher, built in fridge, fitted base and wall mounted units, coved to ceiling, space for range style oven, door to side to garden.

Rear Garden approx 117' width (approx 35.66m width)
Patio area, personal door to double garage, outside tap, well stocked flower and shrub beds, laid to lawn, summerhouse/garden room measuring 16'1 x 9'7 (4.92m x 2.93m) with adjoining covered seating / entertaining area, front access gate, external power points.

Frontage
Double with driveway providing off road parking leading to:

Double Garage 18'3 x 18' (5.56m x 5.49m)
Electric up & over door

Home Office 10'4 x 7'4 (3.15m x 2.24m)
Adjacent to the double garage with personal entrance door to front, power and light connected.

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.





