



11 Meeson Meadows, Maldon , CM9 6YS
 Guide price £550,000

Church & Hawes
 Estate Agents, Valuers, Letting & Management Agents

Est. 1977

GUIDE PRICE £550,000 - £575,000 This END OF CHAIN, FOUR BEDROOM DETACHED HOUSE situated within a popular 'no through road' turning in MALDON. The property features a lounge and dining area, kitchen/breakfast room with a separate utility, ground floor WC and conservatory. The first offers a main bedroom with en suite, a further three other bedrooms and a family bathroom. Externally the property benefits from a side and rear garden, double garage and off street parking. Energy Efficiency Rating D.

Entrance Hall
 Main entrance door, radiator, stairs to first floor.

Ground Floor WC
 Low level wc, window, hand wash basin, double glazed window, radiator

Living Room 17'11" x 11'10" (5.46m x 3.61m)
 Feature fireplace with surround, window, radiator.

Dining Room 11'10" x 9'4" (3.61m x 2.84m)
 Radiator, double glazed French doors leading to the conservatory, elevator going up to the first floor (bedroom 4/study).

Kitchen/Breakfast Room 14'3" x 10'2" (4.34m x 3.10m)
 Range of wall and base units, work top surfaces, 1 & 1/2 bowl sink with drainer, work top mounted electric hob, integrated eye level oven and grill. Wall mounted gas boiler, built in dishwasher. Radiator, understairs storage cupboard, window, double glazed door leading out to the garden. Access to;

Utility Area 6' x 4'4" (1.83m x 1.32m)
 Storage cupboard, work top surface, stainless steel sink with drainer, window, space for domestic appliances

Conservatory 12'7" x 10'7" (3.84m x 3.23m)
 Enclosed with sealed double glazed units, doors leading out to the garden.

Bathroom
 Bath with shower attachment, low level wc, wash basin and storage beneath, double glazed window, extractor fan.

Outside

Garden
 Side courtyard with a further paved sitting area at the back of the house. Lawn area with pathway and shed.

Access to the garage.

Driveway & Double Garage 15'6" x 15'1" (4.72m x 4.60m)
 Power and lighting connected, up and over door.

Driveway parking for two cars.

Property Information
 Tenure: Freehold
 Council Tax Band: E
 EPC Rating: TBC

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 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 compliance and satisfy customer due diligence.

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.



Floor 0 Building 1



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Approximate total area^m

1302 ft²
 120.8 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.

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