



Beaumont Way, Maldon , CM9 5NA
Price £325,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the desirable area of Beaumont Way, this charming TWO BEDROOM SEMI DETACHED house offers a delightful living experience. The property is well presented throughout, making it an ideal choice for both first-time buyers and those looking to downsize.

To the ground floor you will find a generous living room that provides a warm and welcoming atmosphere, ideal for relaxing or entertaining guests along with the addition of a conservatory to the rear overlooking the rear garden, AMPLE OFF ROAD PARKING IS ALSO PROVIDED VIA THE DRIVEWAY TO THE REAR OF THE PROEPRTY.

One of the standout features is the close proximity to the picturesque Promenade Park & Leisure Centre, where you can enjoy leisurely strolls and outdoor activities.

This semi-detached house combines comfort, convenience, and charm, making it a wonderful place to call home.

EPC Rating C. Council Tax Band C.



Bedroom 1 12'6 x 9'4 (3.81m x 2.84m)

Double glazed window to rear, radiator, coved to ceiling.

Bedroom 2 9'2 x 8'9 (2.79m x 2.67m)

Two double glazed windows to front, radiator, built in wardrobe & over stairs storage cupboard, coved to ceiling, access to loft space.

Bathroom

Obscure double glazed window to side, towel radiator, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap & shower attachment, coved to ceiling.

Landing

Stairs leading down to:

Entrance Hallway

Entrance door, radiator, coved to ceiling, understairs storage cupboard.

Kitchen 11'8 x 6'2 (3.56m x 1.88m)

Double glazed window to front, radiator, cupboard housing wall mounted boiler, sink unit with mixer tap set into worksurfaces, space for washing machine, space for fridge/freezer, built in oven, four ring hob & extractor hood, fitted base and wall mounted units, inset lighting to ceiling.

Living Room 13' x 12'8 (3.96m x 3.86m)

French doors to Conservatory, radiator, coved to ceiling.

Conservatory 9'8 x 7'6 (2.95m x 2.29m)

French doors to garden.

Rear Garden

Rear access gate, fenced to boundaries, laid to lawn, side access gate.

Frontage 16'9 width x 13' depth (5.11m width x 3.96m depth)

Providing potential parking for one small car.

Parking

Off road parking to the rear of the property for two cars.

Agents Note, Money Laundering & Referrals

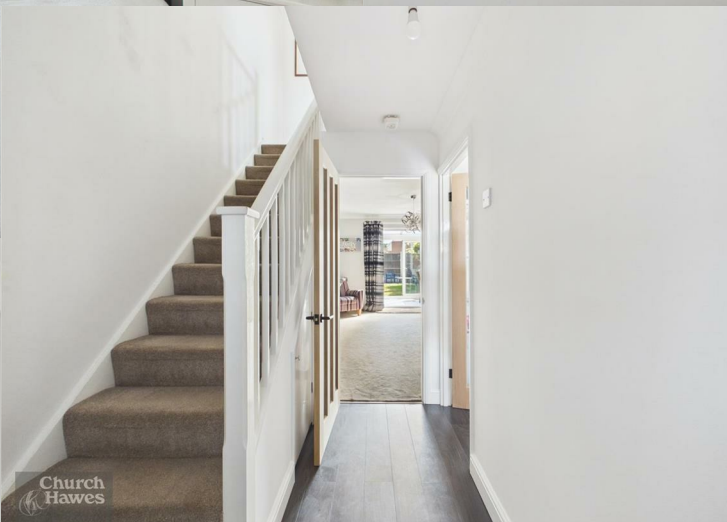
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

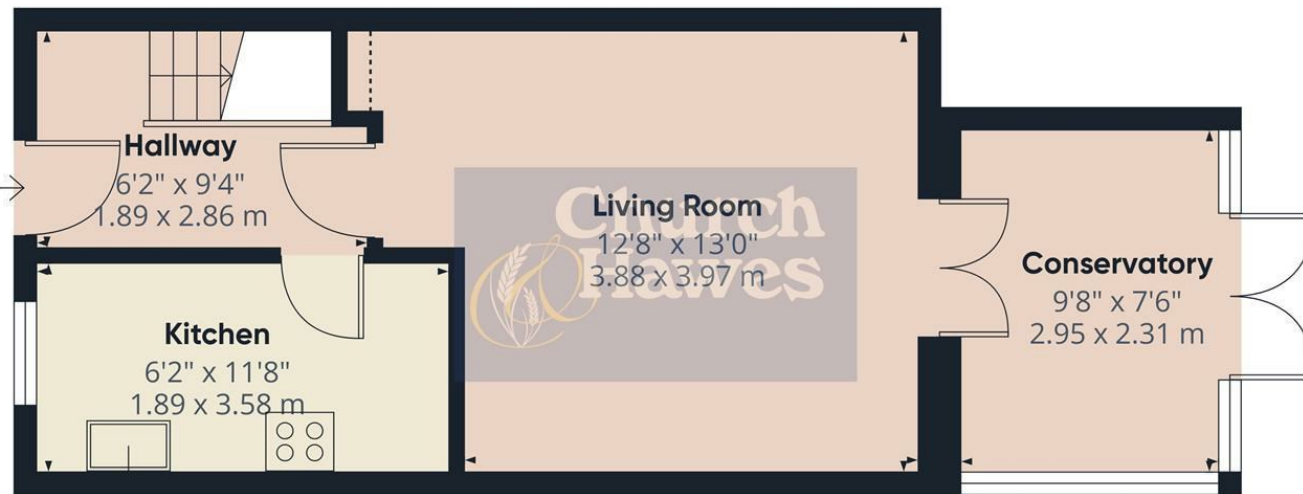
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

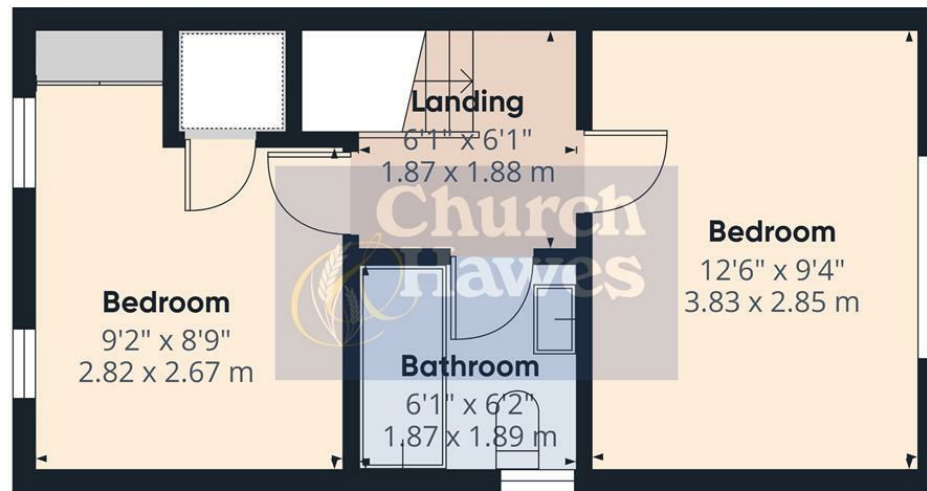
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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.







Floor 0



Floor 1

Approximate total area⁽¹⁾

665 ft²
61.9 m²

Reduced headroom

2 ft²
0.2 m²

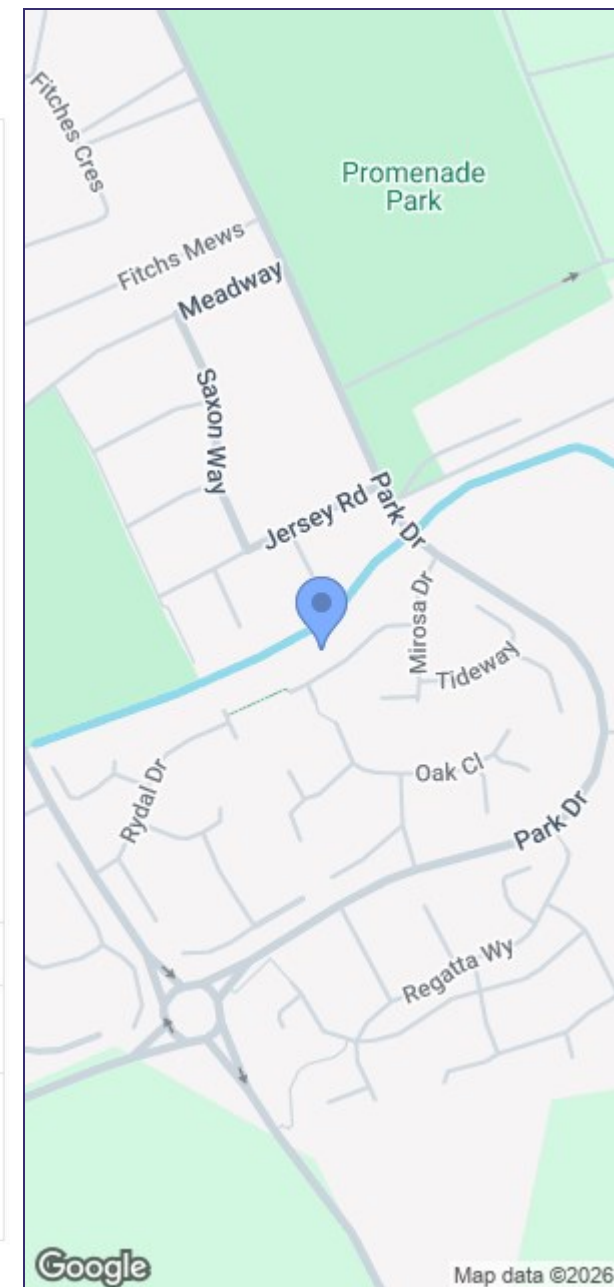
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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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