



7 Walrus Drive, Maldon , CM9 6HF
 Guide price £410,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming area of Handley Gardens, Maldon, this delightful detached house offers a perfect blend of comfort and convenience. With three bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, providing a warm and inviting atmosphere for both relaxation and entertaining.

The house boasts two modern bathrooms, ensuring that morning routines run smoothly and providing ample facilities for family and guests alike. The thoughtful design of the home allows for a harmonious flow between the living spaces, making it a perfect setting for both quiet evenings and lively gatherings.

Entrance Hall

Main entrance door, storage cupboard, radiator, stairs leading to the first floor.

Lounge

Double glazed window, radiator, double glazed French doors leading out to the garden.

Kitchen/Diner

Range of wall and base units, work top surfaces, under counter sink with drainer, integrated domestic appliances. Double glazed windows to front and rear, radiator.

Ground Floor Cloakroom

Low level wc, wash basin, radiator, extractor fan.

First Floor

Bedroom One

Double glazed window, radiator. Door leading to;

En Suite

Shower cubicle with wall mounted shower unit, low level wc, wash basin, double glazed window, heated towel radiator, extractor fan. Airing cupboard.

Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window, radiator.

Bathroom

Bath with wall mounted mains shower unit, low level wc, wash basin, double glazed window, heated towel radiator, extractor fan.

Outside

Garden

West facing garden with patio area, gated access to driveway.

Parking

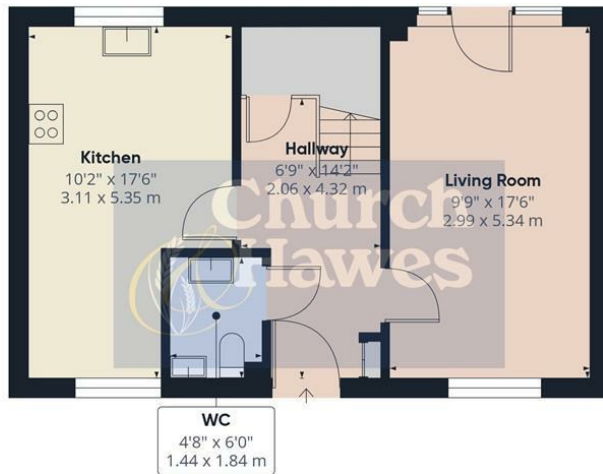
Parking for two vehicles, EV charging point.

Agents Note, Money Laundering & Referrals

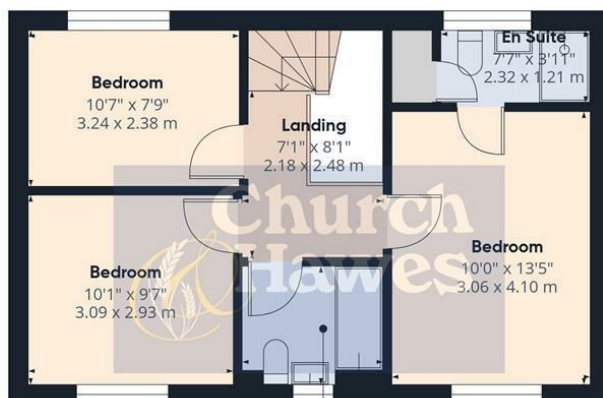
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify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



Floor 1

Approximate total area^m

919 ft²
85.3 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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