



20 Fambridge Road, Maldon , Essex CM9 6AF  
Guide price £575,000

**Church & Hawes**

Est. 1977

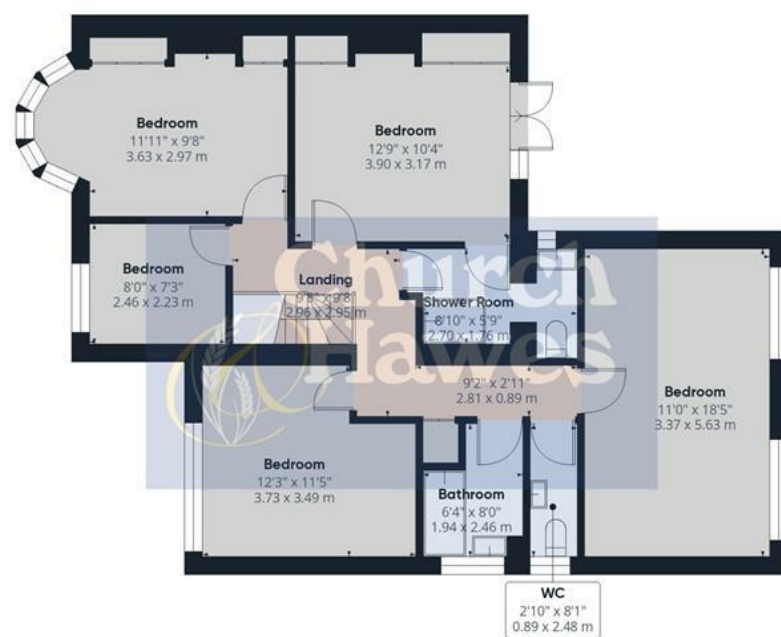
Estate Agents, Valuers, Letting & Management Agents

**Imposing Five Bedroom Home in Sought After Maldon Location!**

Discover this substantial five bedroom family home on Farnbridge Road, Maldon, offered with No Onward Chain. Boasting two reception rooms, a kitchen/breakfast room, and a rear garden, it is ideally located close to the High Street and Upper Plume School. Viewing is essential. An imposing five bedroom family home, offered with No Onward Chain, awaits its new owners on the highly sought after Farnbridge Road in Maldon. This substantial property presents an exceptional opportunity for those seeking a spacious residence in a convenient and well-regarded location, perfectly blending character with modern family living. Upon entering, you are greeted by a welcoming atmosphere that extends throughout the two well appointed reception rooms, providing ample space for both relaxation and entertaining. The ground floor further benefits from a convenient w.c., a practical utility room, and a generously sized Kitchen/Breakfast Room, forming the heart of this family home. Ascending to the first floor, you will find five good sized bedrooms, complemented by a family Bathroom and an additional Shower Room, ensuring comfort and convenience for all residents. The property also features a First Floor w.c., enhancing its practical layout. Outside, the property boasts a pleasant Rear Garden, ideal for outdoor enjoyment, along with a Garage and off-road Parking, addressing all your practical needs. Situated within close proximity to Maldon's vibrant High Street and the reputable Upper Plume School, this home offers unparalleled convenience for daily amenities, schooling, and leisure activities. Its prime location, combined with its generous proportions and desirable features, makes this property a truly compelling proposition. With an EPC rating of D and Council Tax band D, this home is ready for its next chapter. Viewing is essential to fully appreciate the lifestyle on offer.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 1985 ft<sup>2</sup>  
 184.4 m<sup>2</sup>

(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 18'5 x 11' (5.61m x 3.35m)**

Two double glazed windows to rear, two radiators, wood effect flooring, coved to ceiling.

**W.C. 8'1 x 2'10 (2.46m x 0.86m)**

Obscure double glazed window to side, radiator low level w.c., wash hand basin with tiled splash backs, tiled floor, coved to ceiling.

**Bathroom 8'0 x 6'4 (2.44m x 1.93m)**

Obscure double glazed window to side, radiator, heated towel rail. suite comprising wash hand basin with mixer tap and vanity unit, p-shaped panelled bath with dual headed shower above and shower screen, part tiled to walls, tiled floor, coved to ceiling.

**Bedroom 12'3 x 11'5 (3.73m x 3.48m)**

Double glazed window to front, radiator, fitted bedroom storage, coved to ceiling.

**Bedroom 8'0 x 7'3 (2.44m x 2.21m)**

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

**Bedroom 11'11 x 9'8 (3.63m x 2.95m)**

Double glazed bay window to front, radiator, fitted bedroom storage, coved to ceiling.

**Bedroom 12'9 x 10'4 (3.89m x 3.15m)**

Double glazed window to rear, double glazed double doors to rear, fitted bedroom storage, radiator, coved to ceiling, further door into:

**Dual access Shower Room 8'10 x 5'9 (2.69m x 1.75m)**

Obscure double glazed window to side, heated towel rail, tiled shower unit with rainfall shower and further handheld attachment, low level w.c., wash hand basin with tiled splash backs and vanity unit, tiled floor, coved to ceiling.

**Landing**

Access to loft, full length cupboard, stairs to Ground Floor:

**Entrance Hall**

Part leaded light obscure glazed door to front, leaded light

obscurer glazed windows to front, radiator, coved to ceiling.

**Dining Room 12'3 x 11'10 (3.73m x 3.61m)**

Double glazed bay window to front, radiator, feature fireplace, coved to ceiling.

**Living Room 24'10 x 11'3 (7.57m x 3.43m)**

Double glazed bi-fold doors to rear garden, coved to ceiling.

**Breakfast Room 9'7 x 6'10 (2.92m x 2.08m)**

Radiator, door to under stairs cupboard, range of units, tiled floor, coved to ceiling open plan to:

**Kitchen 14'4 x 9'4 (4.37m x 2.84m)**

Double glazed window to rear, radiator, range of matching units. space for range cooker with extractor, double sink unit with mixer tap set into work surface, break bar, tiled flooring, coved to ceiling, door to:

**Inner Hall 8'9 x 2'8 (2.67m x 0.81m)**

Obscure double glazed door to side, tiled floor, full length cupboard, tiled floor, coved, doors to Cloakroom and:

**Utility Room 8'11 x 8'1 (2.72m x 2.46m)**

Double glazed window to rear, range of matching units, part tiled to walls, space for two under counter appliances (one including plumbing for washing machine), stainless steel sink/drain unit with mixer tap set into work surface, tiled floor, coved to ceiling.

**Ground Floor Cloakroom 5'9 x 2'9 (1.75m x 0.84m)**

Obscure double glazed window to side, radiator, corner wash hand basin with mixer tap and tiled splash backs, low level w.c., tiled floor, coved to ceiling.

**Exterior**

**Integral Garage 19'3 x 11'8 (5.87m x 3.56m)**

Part obscure glazed door to side, up and over door to front, wall mounted boiler.

**West Facing Rear Garden**

Commences with decked seating area with path

extending to frontage via side gate, steps up to a lawned area, outside lighting, fenced to boundaries, further paved seating areas to rear.

**Frontage**

Raised planting area to one side steps and pathway to entrance door, driveway leading to Garage.

**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.

