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DAVID MARTIN
GROUP

Benham Close
Goldhanger, Maldon, CM9 8FA
Guide Price £450,000 - £475,000
EPC Rating 'b'

- Extended Four Bedroom Semi-Detached
- Spacious Living Accomodation
- Ensuite & Family Bathroom
- Viewing Advised Solar Panels





Property Description

David Martin Estate Agents are delighted to offer for sale this extended four-bedroom semi-detached house situated in the sought-after village of Goldhanger, known for its estuary walks, village pub and convenient access to Tiptree and Maldon. The property offers versatile family accommodation comprising a welcoming entrance hall, a spacious lounge/dining room featuring a fireplace with inset log burner and bi-fold doors opening onto the rear garden, a generous kitchen/breakfast room with central island and further bi-fold doors to the garden, and a ground floor cloakroom. On the first floor there is a principal bedroom with en-suite shower room, three further bedrooms and a family bathroom. Externally the property benefits from off-road parking and an enclosed rear garden with a workshop to the rear. Viewing is highly recommended to fully appreciate this well-presented family home in a desirable village location.



ENTRANCE HALL

Entrance to the property is made via part glazed entrance door to front aspect to entrance hall, stairs rising to first floor landing, storage cupboard, wooden flooring, door to:

LOUNGE/DINING ROOM

21' 10" x 11' 4" (6.65m x 3.45m) Window to front aspect and Bi-fold door to rear, the room features a brick built open fireplace with log burner inset, wood flooring with under floor heating.

KITCHEN/BREAKFAST ROOM

18' x 14' 10" (5.49m x 4.52m) Contemporary re-fitted kitchen comprising of sink unit with pull out tap and drainer inset to Quartz worksurface with appliance storage and drawers and cupboards under, matching range of eye level wall mounted units, central island with Quartz worktop over, induction hob, breakfast bar and drawers and cupboards under, integrated electric eye level double oven, space for American style fridge/freezer, washing machine and tumble dryer, being well lit by window to rear aspect and Bi-fold door to rear garden, space for dining table, wood effect herringbone flooring with under floor heating.



CLOAKROOM

White suite with low flush WC, pedestal wash hand basin, window to front aspect, splash tiling.





LANDING

Airing cupboard housing hot water cylinder, door to:

BEDROOM ONE

12' x 11' (3.66m x 3.35m) Window to rear aspect, radiator, fitted wardrobes with sliding doors, door to:

ENSUITE SHOWER

White suite comprising of closed cistern WC, wash hand basin inset to vanity unit, shower cubical, fully tiled walls, tiled floor, window to rear aspect.

BEDROOM TWO

19' 6" x 9' 5" (5.94m x 2.87m) A spacious double bedroom with window to front aspect and skylight windows to rear, radiator.

BEDROOM THREE

12' x 10' 10" (3.66m x 3.3m) Max Measurement Window to rear aspect, storage cupboard, radiator.

BEDROOM FOUR

9' 2" x 7' (2.79m x 2.13m) Window to front aspect, radiator.

FAMILY BATHROOM

Stylish white suite comprising wall mounted wash hand basin inset to vanity unit, closed cistern WC, panel enclosed bath with shower over, part tiled walls, radiator.





OUTSIDE

To the front of the property there is a driveway providing parking leading to a 1/4 garage housing oiled fired boiler, power and light connected, side access to rear garden.

REAR GARDEN

Being well enclosed by panel fencing the garden is mainly laid to lawn with flower beds and shrub borders, paved patio to the rear of the property with pergola over, outside tap and light, wooden storage shed which we understand from the vendor is to remain.

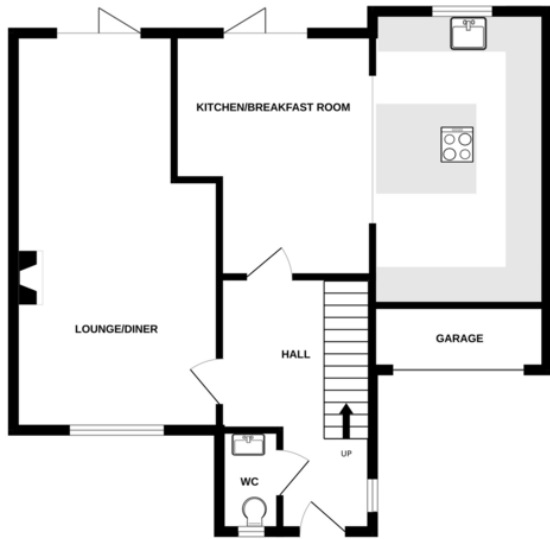


AGENTS NOTE

The property benefits from solar panels.



GROUND FLOOR
665 sq.ft. (61.8 sq.m.) approx.



1ST FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 1349 sq.ft. (125.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	87 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements