



32 Acacia Drive, Maldon , CM9 6AP  
Guide price £720,000

**Church & Hawes**

Est. 1977

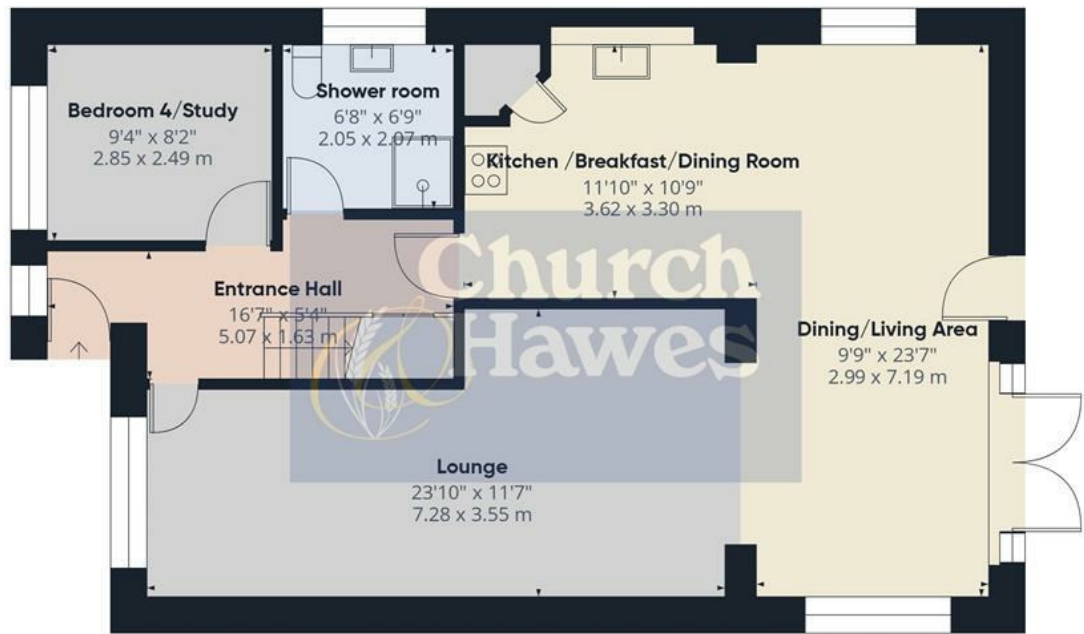
Estate Agents, Valuers, Letting & Management Agents



Situated in the charming area of Acacia Drive, Maldon, is this refurbished three/four bedroom detached property offering a perfect blend of modern living and comfort. Upon entering, you are greeted by a spacious lounge which leads into the Kitchen/Dining/Breakfast/Living Area which in turn opens out to the 92 feet/28 meter rear garden, creating an inviting space ideal for both relaxation and entertaining. The property offers an enhancing warm and welcoming atmosphere.

This property boasts a well-appointed bath and shower room, providing convenience for families or guests. There are three bedrooms with the potential to utilise the fourth room as an additional bedroom/study or playroom, catering to your individual needs. Outside, the large garden presents a wonderful opportunity for outdoor enjoyment, whether it be for gardening, children's play, or summer barbecues. The expansive space allows for creativity and personalisation, making it a delightful retreat from the hustle and bustle of daily life.

Additionally, the property features driveway parking, ensuring that you have a convenient place for your vehicle and a 22'4 X 16'4 garage/workshop. This home is not only a fantastic living space but also a wonderful opportunity to enjoy the vibrant community of Maldon. With its excellent amenities including local shops, bus stop, traditional pub and the historic high street all nearby. The picturesque surroundings ensure that this property is sure to appeal to families and professionals alike. Do not miss the chance to make this stunning house your new home. Council Tax Band E. Energy Efficiency Rating C.



**Approximate total area<sup>(1)</sup>**  
1347 ft<sup>2</sup>  
125.1 m<sup>2</sup>  
**Reduced headroom**  
77 ft<sup>2</sup>  
7.2 m<sup>2</sup>



(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.

GIRAFFE360





#### Main Bedroom 16'6 x 10'1 (5.03m x 3.07m)

Pvc double glazed window over looking rear garden, radiator. Fitted cupboards to one wall. Loft access.

#### Bedroom 2 12' x 9'3 (3.66m x 2.82m)

Pvc double glazed window, radiator.

#### Bedroom 3 11'3 x 8'11 (3.43m x 2.72m)

Two Velux style windows to side, radiator.

#### Bathroom

Two Velux style windows, chrome style ladder radiator. Three piece white suite comprising of wc, wash hand basin with mixer tap and drawers under. Bath with mixer tap and shower system. Tiled to walls and floor

#### Landing

Radiator. Door to eaves storage cupboard. Stairs down to entrance hall.

#### Entrance Hall 16'7 (5.05m)

Entrance door and pvc double glazed window, radiator. Under stairs cupboard. Doors to Bedroom 4 /Study, Shower Room, kitchen//dining/breakfast room and Lounge.

#### Shower Room

Pvc double glazed window, Chrome style radiator. Three piece white suite comprising of wc, wash hand basin with drawers under. Walk in shower mains powered shower unit. Tiled to floor and walls.

#### Bedroom 4/Study 9'4 x 8'2 (2.84m x 2.49m)

Pvc double glazed window, radiator.

#### Lounge 23'10 x 11'7 max (7.26m x 3.53m max)

Pvc double glazed window, two radiators. Open through to Kitchen/Diner/Living area.

#### Kitchen/Dining/Breakfast Room 23'7 x 20'8 max I shaped (7.19m x 6.30m max I shaped)

Double doors and pvc double glazed window and further door to garden. Pvc double glazed window and glass

block decorative window to side. Selection of base and wall cabinets with integrated Bosch oven/grill and washing machine and space for dishwasher and space for an American style fridge/freezer. Wall mounted cabinet housing Vaillant combi boiler. Breakfast bar with inset hob with extractor fan over. Cabinets and drawers below.

#### Rear Garden 91'10" x 34'1" increasing to 68'10" (28m x 10.4m increasing to 21m)

Patio area with remainder lawned with some borders. Vehicular and pedestrian access to the frontage. Greenhouse. Detached garage/workshop.

#### Garage/Workshop 22'4 x 16'4 (6.81m x 4.98m)

Roller door, power and lighting.

#### Frontage

Parking on driveway with drive leading to the rear garden and garage/workshop to the rear.

#### Area Description

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.

Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South

Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

#### 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 and we would ask for your co-operation in order that there is no delay in agreeing a sale

**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.



