



Church

Larch Walk, Maldon, CM9 4TS  
£315,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED with NO ONWARD CHAIN is this THREE BEDROOM HOUSE. The house has been rebuilt from brick in late 2024, which we understand included windows, heating system, electrics, plumbing, shower and kitchen! The property also enjoys a pleasant outlook to the front, low maintenance rear garden and a garage.



### **Porch**

Main entrance door, double glazed picture windows, cupboard housing meters.

### **Lounge 14'6 x 14'2 (4.42m x 4.32m)**

Double glazed window over looking the green area, radiator, stairs to first floor.

### **Kitchen/Diner 14'5 x 9'5 (4.39m x 2.87m)**

High gloss base and wall kitchen units, work top surface, stainless steel sink with drainer, space for domestic appliances. Cabinet housing wall mounted gas boiler, double glazed window and door, storage cupboard.

### **First Floor**

#### **Bedroom One 13'6 x 8'4 (4.11m x 2.54m)**

Built in wardrobes, double glazed window, radiator.

#### **Bedroom Two 9'1 x 8' (2.77m x 2.44m)**

Double glazed window, radiator.

#### **Bedroom Three 10'5 x 5'11 (3.18m x 1.80m)**

Double glazed window, radiator.

### **Shower Room**

Corner shower cubicle with wall mounted shower unit, low level wc, wash basin, double glazed window, heated towel radiator.

### **Outside**

#### **Garden**

Low maintenance garden with outside tap and power point, timber shed, rear access gate.

#### **Garage**

Garage in block with up and over door.

### **Property Information**

Tenure: Freehold

Council Tax: C

EPC Rating: TBC

### **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.

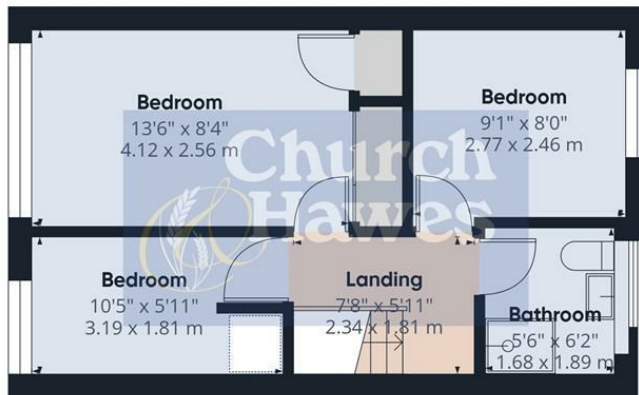






**Porch**  
4'10" x 6'4"  
1.49 x 1.94 m

Floor 0



Floor 1



Approximate total area<sup>(1)</sup>

712 ft<sup>2</sup>  
66.3 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.

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