



34 Beeleigh Road, Maldon , CM9 5QH
£850,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

Situated on the popular Beeleigh Road in the charming town of Maldon, this impressive five bedroom detached house offers a unique opportunity for those seeking a spacious and individual home. Set on an expansive plot of nearly half an acre, this property boasts five well-proportioned bedrooms, making it ideal for families or those who desire extra space for guests or a home office.

In addition to its generous living space, the property features two driveways, providing ample parking for multiple vehicles and a garage. Overall, this house presents a rare opportunity to acquire a individual home in a desirable location, combining the tranquillity of a spacious plot with the vibrancy of nearby town life.



Floor 0



Floor 1

Approximate total area⁽¹⁾
2523 ft²
234.2 m²

Reduced headroom
19 ft²
1.8 m²

(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.

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Entrance Hall

Main entrance door, stairs to first floor, built in storage cupboards, radiator.

Lounge Area 14'1 x 17'9 (4.29m x 5.41m)

Duel aspect windows to front and back, feature fire, radiator. Through to;

Dining Area 10'10 x 12'6 (3.30m x 3.81m)

Large window overlooking the garden, radiator.

Kitchen/Breakfast Room 22'10 x 11'4 (6.96m x 3.45m)

Patio door leading out to the garden, side picture window, radiators.

Kitchen area comprises of modern fitted kitchen with a range of wall and base units, worktop surfaces, stainless steel 1 & 1/2 bowl sink with drainer, integrated oven and microwave oven, work top mounted electric hob, space for further domestic appliances. Window and side door giving outside access.

Sitting Room 11'4 x 14'3 (3.45m x 4.34m)

Duel aspect windows, radiator, door to:

Study 11'4 x 6'1 (3.45m x 1.85m)

Window and external door, radiator.

Utility Room/WC 7'4 x 6'1 (2.24m x 1.85m)

Fitted base units, work top surface, stainless steel sink, space for washing machine, window, radiator. Low level WC.

Garden Room 17'11 x 8'3 (5.46m x 2.51m)

Patio doors leading out to the rear, door leading out to the front, sliding door leading back through to the lounge, radiator.

First Floor

Landing window, loft access, radiator.

Bedroom One 17'10 x 14'6 (5.44m x 4.42m)

Duel aspect windows to front and back (overlooking the

rear garden and views over towards the river), radiator, archway leading to the walk in wardrobe and en suite bathroom.

Walk in Wardrobe 6'6 x 5'9 (1.98m x 1.75m)

Range of hanging rail and shelving, window.

En Suite Bathroom

'5' piece bathroom suite which comprises of low level wc, bidet, panel bath, wash basin and separate shower cubicle with shower unit. Window and radiator.

Bedroom Two 11'10 x 15'8 (3.61m x 4.78m)

Window, radiator.

Bedroom Three 12'8 x 7'6 (3.86m x 2.29m)

Built in storage cupboard, window, radiator.

Bedroom Four 13'5 x 9'6 (4.09m x 2.90m)

Duel aspect windows to front and back, radiator.

Bathroom

Bath with wall mounted electric shower unit, low level wc, wash basin with storage cupboards beneath, window, radiator.

Inner Lobby

Window, access to bedroom 5 and garage.

Bedroom Five

Window

Garage

Power and lighting connected, door leading outside.

Outside

Parking

Parking is provided via two driveways for 3/4 cars.

Gardens

Grounds approaching half an acre this attractive front and rear gardens with large side patio seating area, range of trees plants and flowers. Summer house and greenhouse.

Property Information

Tenure: Freehold

Council Tax Band: G

EPC Rating: D

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.

