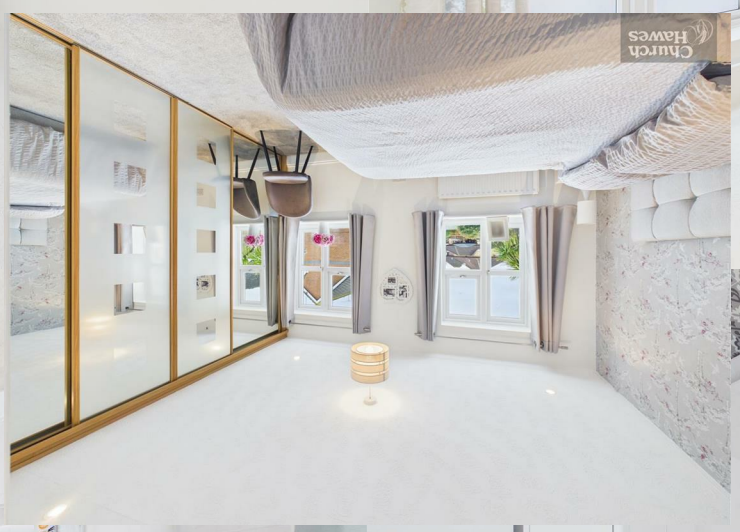

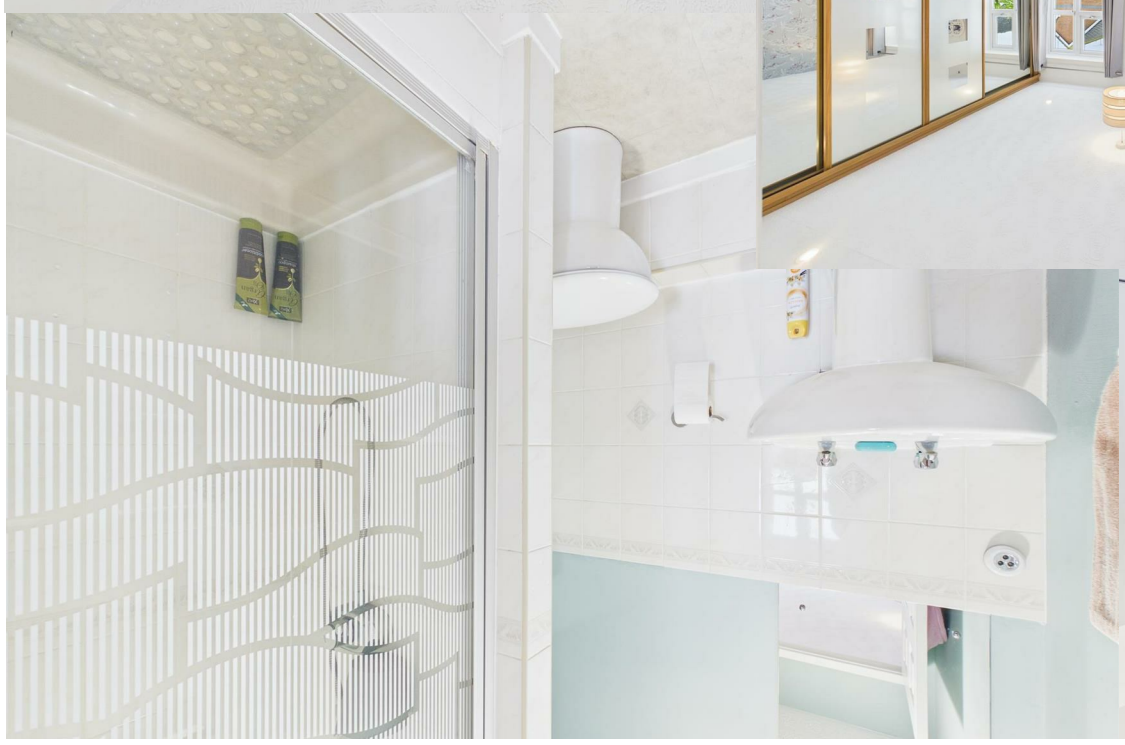

14 Halston Place, Maldon , Essex CM9 6XW

Guide price £405,000

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

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Situated in the desirable historic town of Maldon, this charming three-bedroom house presents an opportunity for those seeking a comfortable and well-appointed home. Designed with modern living in mind, making it an ideal choice for a variety of purchasers. The property offers a lounge with French doors to the rear garden. Central to the home is the kitchen, designed for both functionality and style. There is also conveniently located cloakroom. Ascending to the first floor, you will find three generously proportioned bedrooms. The master bedroom is a true highlight, benefiting from its own private en suite shower room and fitted wardrobes. The additional two bedrooms are well-served by a separate, family bathroom, ensuring comfort and convenience for all residents and guests.

A significant advantage is the driveway with parking for up to three vehicles leading to the garage, offering additional parking, storage, or potential for a workshop. The rear of the property features a good-sized garden, presenting a wonderful outdoor space for relaxation, children's play, or al fresco dining during warmer months. Maldon offers a range of local amenities, including shops, schools, and recreational facilities. The area is well-regarded for its community feel and convenient transport links, making it an attractive place to live. Early viewing is highly recommended to fully appreciate all that this property has to offer. Council Tax Band D. Energy Efficiency Rating D.

Main Bedroom 10'9 x 9'11 (3.28m x 3.02m)
Two pvc double glazed windows, radiator. Fitted wardrobes to one wall. Door to

En Suite
Three piece white suite comprising of wc, wash hand basin, shower cubicle with shower system. Part tiled to walls.

Bedroom 2 10'2 x 8'3 (3.10m x 2.51m)
Pvc double glazed window, radiator. Fitted wardrobes to one wall.

Bedroom 3 13' x 7'10 (3.96m x 2.39m)
Pvc double glazed window, radiator.

Bathroom
Three piece white suite comprising of wc, wash hand basin with mixer tap and vainity cupboard. Bath with mixer tap and shower attachment. Part tiled to walls.

Landing
Loft access, airing cupboard. Stairs down to.

Entrance Hall
Part glazed entrance door, radiator. Doors to.

Cloakroom
Pvc double glazed window, radiator. Two piece white suite compriaing of wc and wash hand basin with vanity cupboard.

Kitchen 11'9 x 5'6 (3.58m x 1.68m)
Pvc double glazed window, radiator. Selection of white base and wall cabinets with space for washing machine and integrated Zanussi oven and hob with extractor fan. Sink and drainer unit with mixer tap. Space fo fridge/freezer.

Lounge/Diner 18'4 x 12'5 (5.59m x 3.78m)
Pvc double glazed window and French doors to the rear garden. Two radiators, fire surround with coal effect fire. Laminate flooring. Under stairs cupboard.

Rear Garden
Patio area with lawned garden, large shed and further patio/decked area to the end of the garden.

Frontage
Parking for three vehicles on driveway leading to garage.

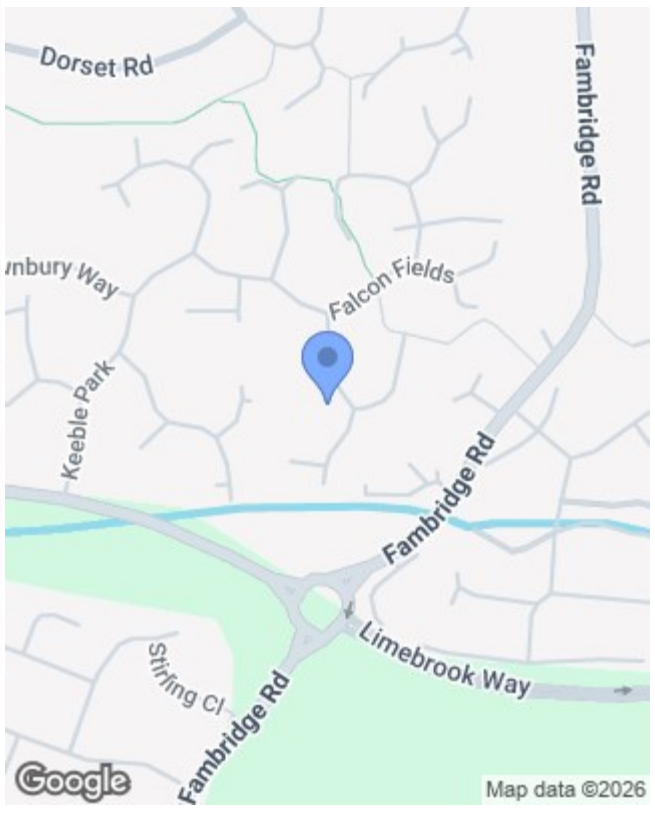
Garage 15'1 x 8'2 (4.60m x 2.49m)
Remote up and over door, wall mounted boiler. Power and lighting.

Area Information
Maldon, a historic market town in Essex, boasts a rich tapestry of history that dates back to Saxon times. Its strategic location on the River Blackwater has shaped its identity, from a significant port to a hub of local industry. Today, this heritage is beautifully preserved, offering a fascinating glimpse into the past. 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. The town centre itself is a treasure trove of historic buildings, with many independent shops and eateries housed in structures that have stood for generations. St Mary's Church, with its distinctive spire, is another prominent landmark, offering a sense of continuity and architectural beauty.

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 (AML) and FINANCIAL SANCTION 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 CREDAS an online verification company so as to ensure the required 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.