



Church
Benham Close, Goldhanger , Essex CM9 8FA
Price £310,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the charming village of Goldhanger, this WELL PRESENTED MODERN TWO BEDROOM SEMI-DETACHED house on Benham Close is rarely available in this location & was constructed circa 2017 by Jenny Moody Homes.

Internally accommodation comprises of FIRST FLOOR SHOWER ROOM PLUS GROUND FLOOR CLOAKROOM/W.C along with living room & kitchen.

Externally there is an impressive low maintenance rear garden with a south westerly aspect & additionally, the property benefits from ADJACENT DRIVEWAY PROVIDING OFF ROAD PARKING.

This semi-detached house is perfect for anyone looking to settle in a picturesque village while enjoying the comforts of modern living. Whether you are a first-time buyer or looking for a downsize option this property is sure to impress. Don't miss the chance to make this lovely home your own. The sought-after village location enhances the appeal, providing a sense of community.

Energy Efficiency Rating C. Council Tax Band C.



Bedroom 1 11'6 x 9'1 (3.51m x 2.77m)

Double glazed window to front, radiator, fitted wardrobes, coved to ceiling.

Bedroom 2 10'9 x 6'1 (3.28m x 1.85m)

Double glazed window to rear, radiator, coved to ceiling, access to loft space.

Shower Room

Obscure double glazed window to rear, towel radiator, low level w.c, wash hand basin with mixer tap, shower cubicle with wall mounted shower unit, coved to ceiling, inset lighting to ceiling.

Landing

Stairs leading down to:

Entrance Hall

Entrance door, understairs storage cupboard with hot water cylinder, under floor heating doors to:

Kitchen 8'1 x 6'2 (2.46m x 1.88m)

Double glazed window to front. coved to ceiling, inset lighting to ceiling, built in fridge/freezer, space for washing machine, range of fitted base and all mounted units, sink unit with mixer tap set into worksurfaces, built in oven, hob & extractor hood, under floor heating.

Cloakroom/W.C

Obscure double glazed window to side, low level w.c, wash hand basin with mixer tap, under floor heating

Living Room 12'8 x 10'8 (3.86m x 3.25m)

French doors to rear leading to garden, double glazed window to rear, coved to ceiling, under floor heating.

Low Maintenance Garden

Commencing with patio area, side access gate, artificial lawn, external power point, timber storage shed.

Driveway

Adjacent block paved driveway providing off road parking, outside tap.

Goldhanger Area Information

Enjoying an enviable position on the banks of the

Blackwater Estuary, Goldhanger is a picturesque and highly desirable Essex village renowned for its coastal charm, sailing heritage, and attractive countryside surroundings. Offering a peaceful and welcoming community atmosphere, the village provides an idyllic semi-rural lifestyle whilst remaining conveniently positioned for access to Maldon and surrounding towns.

Goldhanger is well known for its scenic estuary walks, traditional village character, and historic appeal, together with a popular public house, village hall, and attractive period properties. The surrounding coastline and open countryside offer excellent opportunities for sailing, walking, cycling, and outdoor recreation, making the area particularly appealing to families and those seeking a quieter pace of life.

Combining waterside living with rural tranquillity and practical accessibility, Goldhanger continues to be regarded as one of the most sought-after villages along the Essex coastline, offering a unique blend of character, charm, and natural beauty.

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

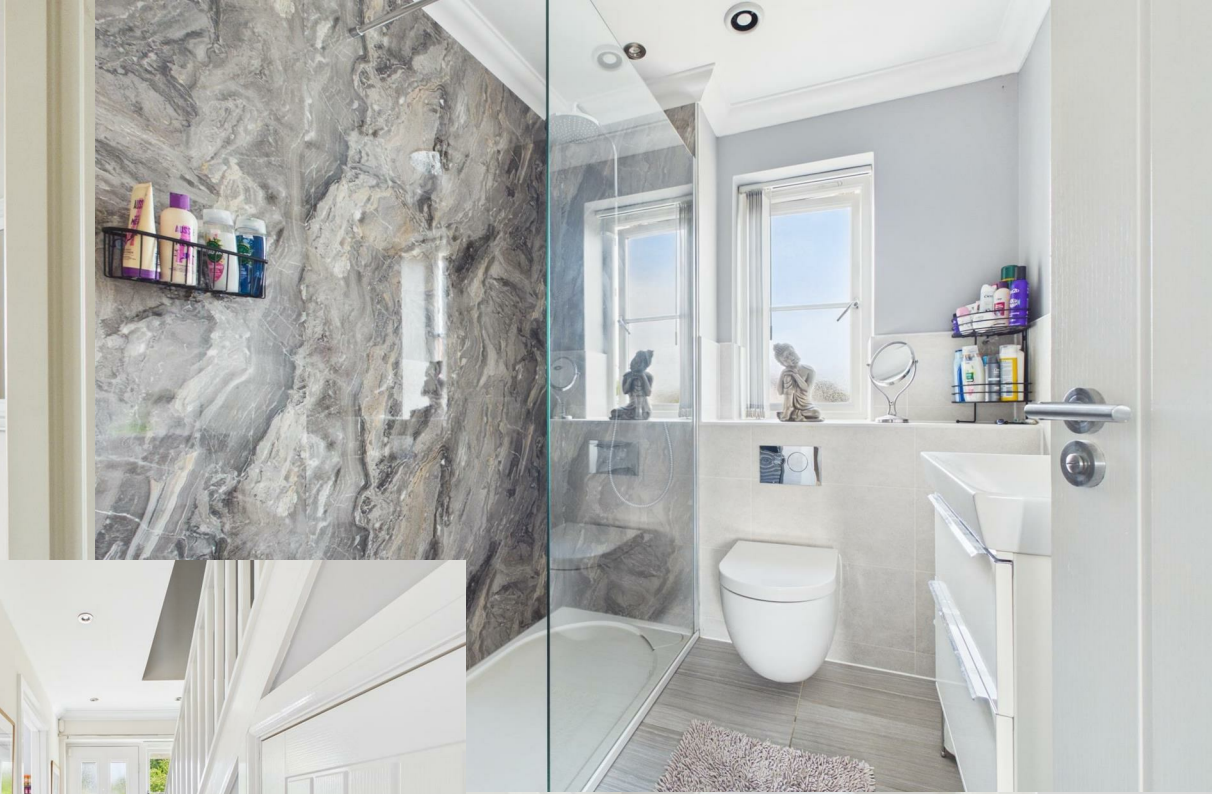
is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

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.



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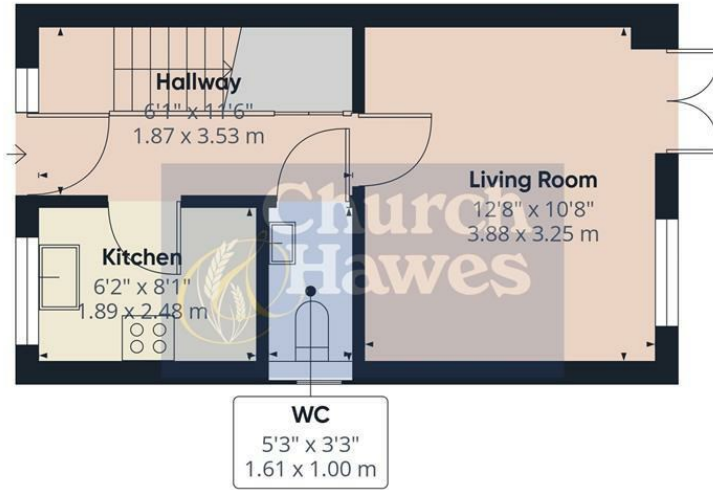


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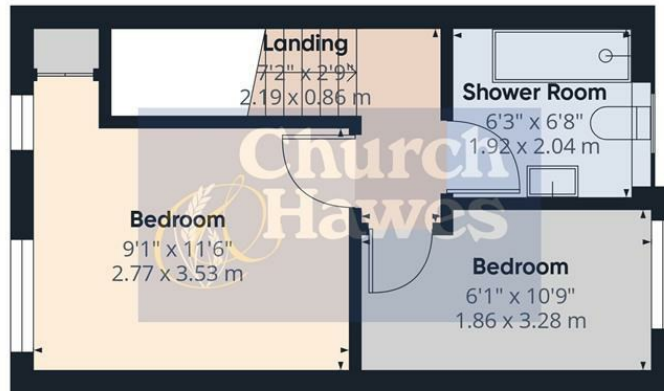


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Floor 0



Floor 1

Approximate total area⁽¹⁾
525 ft²
48.9 m²

(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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