



24 Acacia Drive, Maldon , CM9 6AP
Offers in the region of £535,000

Church & Hawes

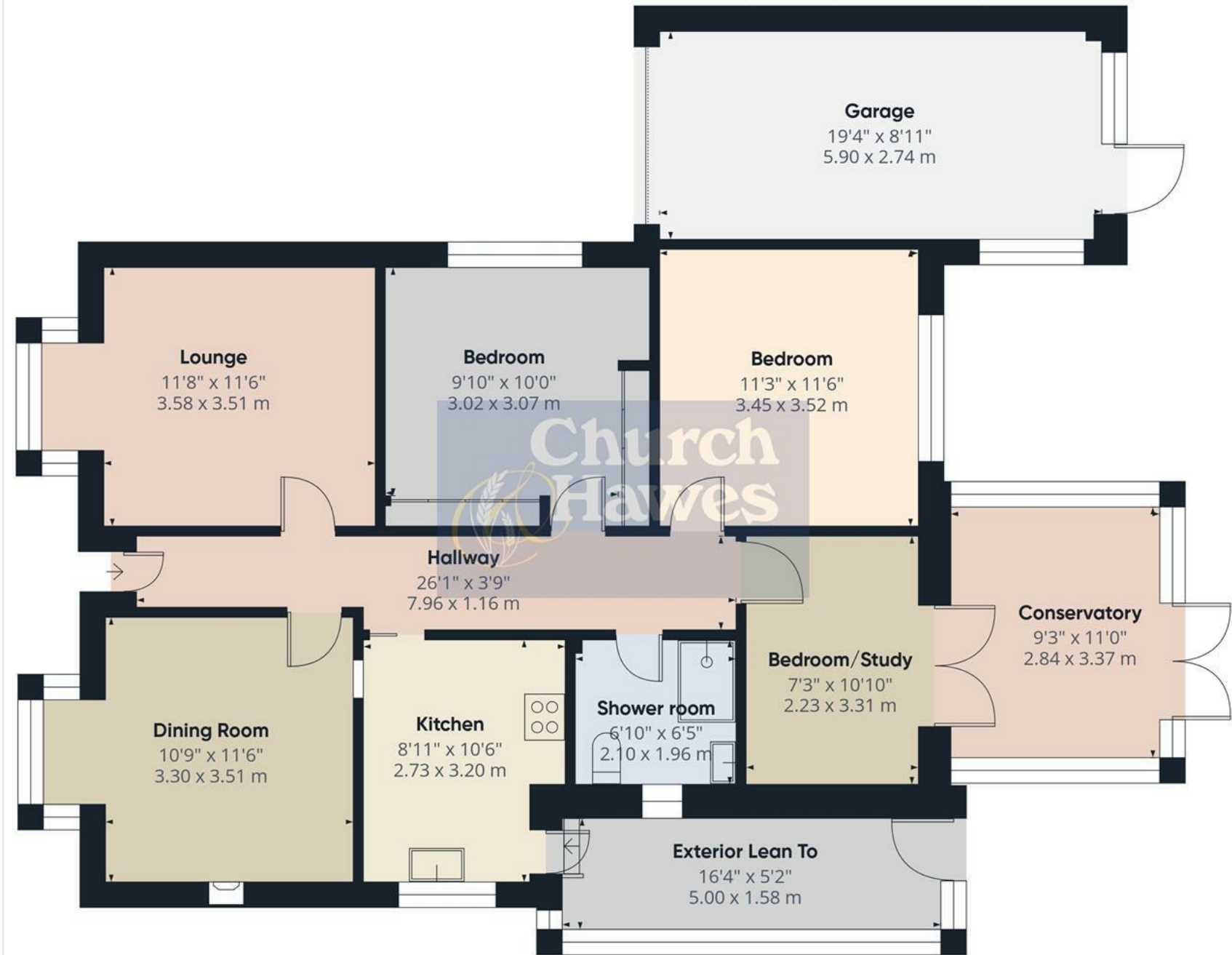
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN!! Acacia Drive is renowned for its desirable location, offering a peaceful residential setting whilst remaining within easy reach of Maldon's vibrant town centre. Residents can enjoy a variety of local shops, restaurants, schools, and leisure facilities, as well as the picturesque Promenade Park and the historic Hythe Quay. Excellent transport links are also readily accessible, making this an ideal home for commuters and families alike.

The property boasts three bedrooms with a shower room. Reception rooms include the lounge, dining room and conservatory. Externally, the property truly shines with its impressive rear garden, extending approximately 97 feet. This substantial outdoor space offers immense potential for keen gardeners, families with children, or those who simply enjoy al fresco living. Imagine summer barbecues, gardening projects, or simply relaxing in your private oasis. The front of the property benefits from ample off-road parking, a significant advantage in this popular area, leading to a garage.

This detached bungalow represents a fantastic opportunity to acquire a versatile and well-located home in Maldon. With its generous plot, ample parking, and the benefit of no onward chain, early viewing is highly recommended to fully appreciate all that this property has to offer. Energy Performance Rating D. Council Tax Band E.



Floor 0 Building 1

Approximate total area⁽¹⁾
1236 ft²
114.8 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.

GIRAFFE360



Entrance Hall

Entrance door, radiator. Loft access, doors to;

Lounge 11'8 x 11'6 (3.56m x 3.51m)

Pvc double glazed bay window, radiator. Fire surround with gas fire. Wood flooring.

Dining Room 11'6 x 10'9 (3.51m x 3.28m)

Pvc double glazed bay window, radiator. Fire with grate, wooden flooring.

Kitchen 10'6 x 8'11 (3.20m x 2.72m)

Pvc double glazed window, radiator. Base and wall cabinets with wall mounted boiler (installed July 2022). Space for cooker and fridge. Sink and drainer unit. Door to Lean to used as a storage area.

Main Bedroom 11'6 x 11'3 (3.51m x 3.43m)

Pvc double glazed window overlooking rear garden, radiator.

Bedroom 2 10' x 9'10 (3.05m x 3.00m)

Pvc double glazed window, radiator. Four double wardrobes.

Bedroom 3/Study 10'10 x 7'3 (3.30m x 2.21m)

Patio doors to conservatory, radiator.

Conservatory 11' x 9'3 (3.35m x 2.82m)

Pvc double glazed windows overlooking the rear garden, polycarbonate roof, radiator.

Frontage

Ample parking on the driveway leading to the garage. Access to side leading to the rear garden.

Rear Garden 97' x 43' (29.57m x 13.11m)

This impressive rear garden is mainly lawned with a patio. Greenhouse, two brick built sheds, access to rear of garage.

Garage 19'4 x 8'11 (5.89m x 2.72m)

Up and over door, power and lighting. Door and window to garden

Probate Information

We understand probate is required and this is being applied for but not granted. The grant of probate will be required to facilitate exchange of contracts. Please note we have no control over timescales.

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.

