



Church  
Fambridge Road, Maldon , CM9 6BQ  
O.I.E.O £400,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents



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WITHIN REACH OF MALDON HIGH STREET, LOCAL SHOOLS AND AMENITIES IS THIS THREE BEDROOM CHARACTER HOME. The property features Three First Floor Bedrooms which are serviced by the Family Bathroom. The extensive Ground Floor is accessed via the Entrance Hall which leads to the Cloakroom and Living Room which features a fireplace with log burner. The Dining Room overlooks the Garden and affords access into the Kitchen. The Garden measures approximately 100' with a range of planting and seating areas, it also benefits from a Garden Room to the rear with power and internet connection. EPC: C, Council Tax: C.



**Bedroom 11'9 x 10'7 (3.58m x 3.23m)**

Double glazed window to rear, radiator, picture rail.

**Bedroom 10'9 x 10'8 (3.28m x 3.25m)**

Double glazed window to front, radiator, picture rail.

**Bedroom 6'10 x 6'9 (2.08m x 2.06m)**

Double glazed window to front, radiator, picture rail.

**Bathroom 6'9 x 5'1 (2.06m x 1.55m)**

Obscure double glazed window to rear, heated towel rail, panelled bath with hand holds and electric shower above with shower screen, pedestal wash hand basin, w.c., extractor fan, tiled to walls and floor.

**Landing**

Double glazed window to side, access to loft, coved to ceiling, stairs down to:

**Entrance Hall**

Part obscure glazed door to front, radiator, exposed floor boards, picture rail, door to Living Room and:

**Cloakroom 5'9 x 3'9 (1.75m x 1.14m)**

Obscure glazed window to side, low level w.c., wash hand basin with tiled splash backs, tiled floor.

**Living Room 11'10 x 10'9 (3.61m x 3.28m)**

Double glazed square bay window to front, radiator, feature fireplace with log burner, picture rail, door to:

**Dining Room 11'9 x 10'8 (3.58m x 3.25m)**

Double glazed double doors to rear, two full length double glazed windows to rear., radiator, picture rail, feature fireplace, exposed floor boards, door to:

**Kitchen 16'9 x 6'9 (5.11m x 2.06m)**

Double glazed window to side and rear, part double glazed door to side, range of matching eye and base level units, wall mounted gas boiler, space and plumbing for washing machine and dishwasher, space for fridge/freezer, low level oven, four ring electric induction hob with extractor, 1 1/2 bowl sink/drain unit with mixer tap set into work surface, part tiled to walls, tiled floor.

**Rear Garden approx 100' (approx 30.48m)**

Commences with a paved patio area with pathway extending to the side leading to the front, timber shed, area of lawn with block paver lined planting areas, sleeper lined planters, pathway extending under pergola with further planting areas to sides, decked seating area to the rear offering access to the:

**Garden Room 12'9 x 9'6 (3.89m x 2.90m)**

Timber construction, part glazed double doors, power and light connected, internet connected.

**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.





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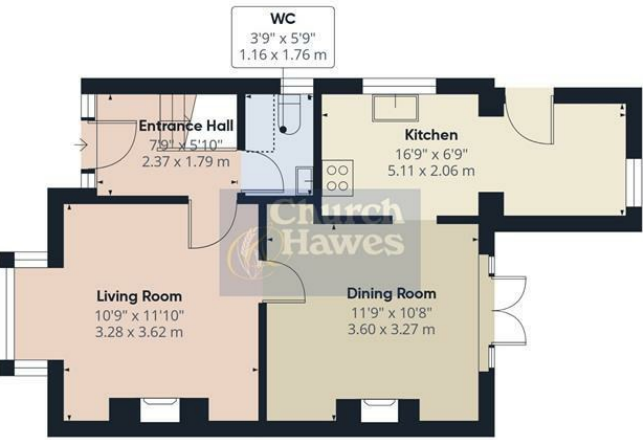
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Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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

939 ft<sup>2</sup>  
87.2 m<sup>2</sup>

Reduced headroom

4 ft<sup>2</sup>  
0.4 m<sup>2</sup>

(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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