



27 Mirosa Reach, Maldon , CM9 6XS  
Guide price £430,000

Nestled in the charming area of Mirosa Reach, Maldon, this delightful link-detached house requiring some modernisation presents an excellent opportunity for those seeking a new home. With NO ONWARD CHAIN you can move in with ease and begin to make this property your own. The house is (1,000 square feet/92.9 m<sup>2</sup> including the garage) the bedrooms, providing ample space for families or those wishing to have a guest room or home office. The master bedroom features an en suite. The additional bathroom serves the other bedrooms and guests. The property includes a welcoming reception room, perfect for entertaining or enjoying quiet evenings at home.

The garage offers secured parking with further parking on the driveway. Maldon is highly desirable riverside town, known for its picturesque surroundings and community spirit. This property is a wonderful canvas for anyone looking to create their ideal living space in a sought-after area. Don't miss the chance to view this promising home. Energy Performance Certificate D. Council Tax D.

**Main Bedroom 13'3 x 9'7 (4.04m x 2.92m)**

Pvc double glazed window, radiator. Door to

**En Suite**

Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin and shower cubicle with shower system.

**Bedroom 2 10'3 x 8'5 (3.12m x 2.57m)**

Pvc double glazed window, radiator.

**Bedroom 3 8'9 x 6'2 (2.67m x 1.88m)**

Pvc double glazed window, radiator.

**Bathroom**

Pvc double glazed window, radiator. Three piece suite comprising of wc, wash hand basin, bath with mixer tap. Part tiled to walls.

**Landing**

Pvc double glazed window, airing cupboard.

**Entrance Hall**

Part glazed entrance door and pvc double glazed window, radiator. Doors to.

**Cloakroom**

Pvc double glazed window, radiator. Two piece suite comprising of wc and wash hand basin.

**Lounge 16'10 x 12' (5.13m x 3.66m)**

Dual aspect with pvc double glazed window and patio doors to garden. two radiators, under stairs cupboard.

**Kitchen/Diner 16'11 x 9'5 (5.16m x 2.87m)**

Dual aspect with pvc double glazed window, radiator. Selection of base and wall cabinets with integrated oven/grill, gas hob and extractor fan, sink and drainer unit. Space for various appliances. Door to garden.

**Rear Garden**

Lawned with patio area and some borders. Two sheds, outside tap and door to garage.

**Garage**

Up and over door, power and lighting.

**Frontage**

Parking on driveway, with shrub borders to front.

**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 its 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.

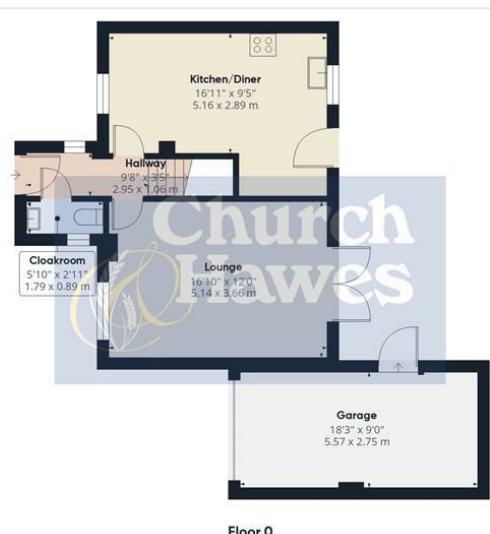
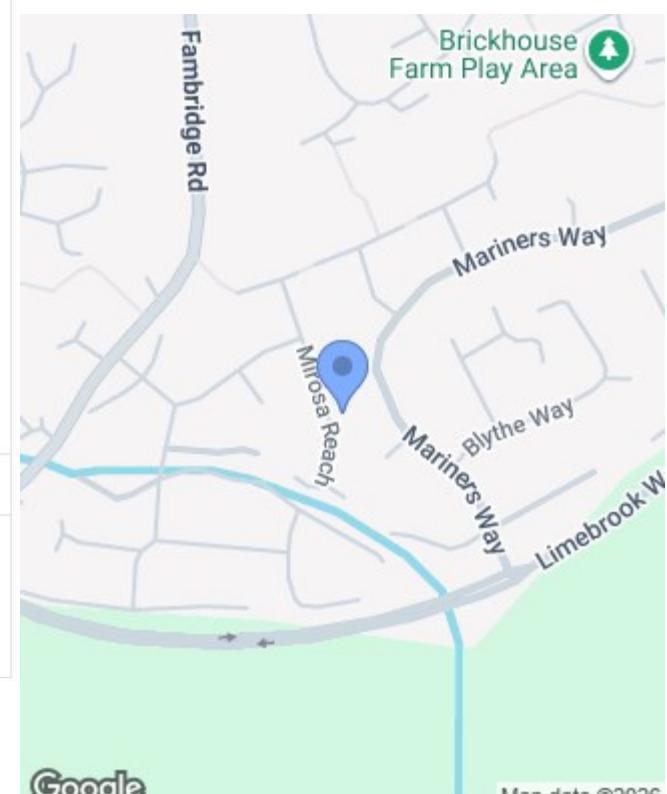
Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

**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.



Approximate total area<sup>(1)</sup>  
1000 ft<sup>2</sup>  
92.9 m<sup>2</sup>

(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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