



Church

North Street, Maldon , CM9 5HL  
Guide price £625,000

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

Guide Price £625,000-£650,000.

DISCOVER THIS DELIGHTFUL FOUR BEDROOM weatherboarded semi-detached home, perfectly positioned in one of Maldon's most sought-after roads, offering open-plan living and a bespoke kitchen. Situated in one of Maldon's most Desirable Roads, this charming property presents an exceptional opportunity for those seeking a blend of character and modern convenience. Boasting Three/Four Bedrooms, a Bathroom, and a Ground Floor Cloakroom, this home caters perfectly to family life or those desiring flexible living arrangements with the option of a Ground Floor Bedroom or additional reception room. The heart of the home is its impressive Open Plan Living/Dining Area, providing a spacious and inviting environment for entertaining and everyday relaxation. Complementing this is a truly Bespoke Kitchen, meticulously designed to offer both functionality and aesthetic appeal. The property's location is a significant advantage, being enviably Close to the High Street, Maldon Prom, and Hythe Quay. This ensures easy access to a wealth of local amenities, independent shops, eateries, and picturesque riverside walks, embodying a truly convenient lifestyle. For families, the proximity to reputable schools is a key consideration, making the morning routine effortlessly manageable. The property further benefits from a well-maintained Rear Garden, offering a private outdoor sanctuary, along with a Garage and Parking, a valuable asset in this popular area. Viewing is Essential to fully appreciate the quality and location of this well-appointed home. EPC: D, Council Tax: D.



**Bedroom 13'5 x 10'9 (4.09m x 3.28m)**

Window to front, radiator, storage cupboard.

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

Window to rear, radiator, storage cupboard.

**Bedroom 9'7 x 8'2 (2.92m x 2.49m)**

Window to front, radiator.

**Bathroom 8'1 x 5'10 (2.46m x 1.78m)**

Two obscure glazed windows to rear, heated towel rail, suite comprising tiled shower, low level w.c., wash hand basin with mixer tap and vanity unit, freestanding bath with central mixer tap, extractor fan, tiled to walls and floor.

**Landing**

Half height window to side, access to loft and airing cupboard, return staircase down to:

**Entrance Hall**

Part glazed stable door to side, radiator, storage cupboard, tiled floor, doors to further accommodation including:

**Cloakroom 4'7 x 2'7 (1.40m x 0.79m)**

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

**Bedroom/Reception Room 12'0 x 8'4 (3.66m x 2.54m)**

Windows to front and side, verticle radiator, wood flooring, semi vaulted ceiling.

**Living/Dining Room 33'11 x 9'5 (10.34m x 2.87m)**

Window to front, two radiators, feature fireplace, the Living Area is carpeted and the Dining Area has a tiled floor which is also open plan to:

**Kitchen 15'9 x 8'11 (4.80m x 2.72m)**

Range of matching units, range cooker with extractor, washing machine, space for American style fridge/freezer, central island with sink/drainer unit with mixer tap set into work surface, tiled floor, bi-fold doors to rear extending across the Kitchen and Dining Area.

**Rear Garden**

Raised, paved seating area with access to the front via a timber side gate, range of established trees and shrubs, lawned area.

**Garage**

double doors to front, single door to side.

**Frontage**

Shingle driveway providing parking for several vehicles extending to front and side extending to garage and entrance door, planting area to one side.

**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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Hawes

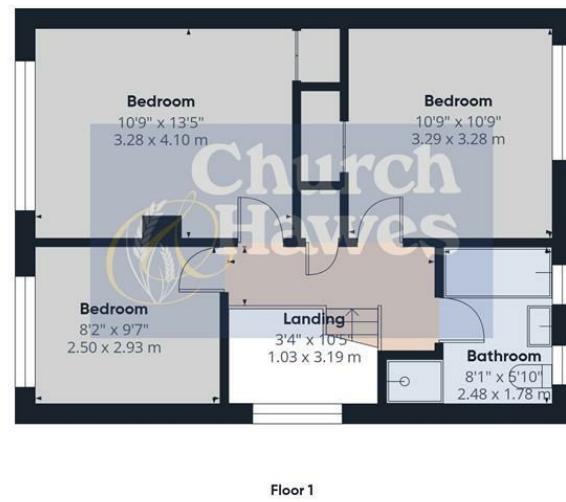
Church  
Hawes





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

1177 ft<sup>2</sup>  
109.4 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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