



26 Maldon Road, Goldhanger , CM9 8BD
Guide price £350,000

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

Nestled in the charming village of Goldhanger, this semi-detached home on Maldon Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms.

Upon entering, you are welcomed into two inviting reception rooms, providing ample space for relaxation and entertaining. The natural light that floods through the PVC double-glazed windows enhances the warm and welcoming atmosphere throughout the home. The property also boasts the added benefit of parking to the rear.

Goldhanger is a picturesque village that offers a sense of community while being within easy reach of local amenities. This home presents an excellent opportunity for those looking to settle in a tranquil setting without sacrificing accessibility to nearby towns. In summary, this semi-detached house on Maldon Road is a wonderful opportunity for anyone seeking a comfortable and spacious home in a lovely village location. Don't miss your chance to make this charming property your own. Energy Efficiency Rating D. Council Tax Band C.

Main Bedroom 13'5 x 10'4 (4.09m x 3.15m)

Pvc double glazed window, radiator.

Bedroom 2 13'5 x 8'9 (4.09m x 2.67m)

Pvc double glazed window, radiator.

Bedroom 3 8'9 x 7'1 (2.67m x 2.16m)

Pvc double glazed window, radiator.

Bathroom

Pvc double glazed window, ladder style radiator. Two piece white suite comprising of wash hand basin and bath with mixer tap and shower system.

WC

Pvc double glazed window, wc.

Landing

Pvc double glazed window, airing cupboard and access to loft. Stairs down to entrance hall

Entrance Hall

Part glazed entrance door, radiator. Doors to Lounge and kitchen.

Lounge/Diner 16' x 10'4 (4.88m x 3.15m)

Pvc double glazed window, radiator. Wood burner. Door to dining room.

Dining Room 9'3 x 8'8 (2.82m x 2.64m)

Patio doors to rear garden, radiator and door to kitchen.

Kitchen 12'9 x 8'8 (3.89m x 2.64m)

Pvc double glazed window and door to garden. Selection of white gloss bay and wall cabinets with integrated NEFF oven and grill and hob with extractor fan over. Space for American style fridge/freezer. Sink and drainer unit with mixer tap. Under stairs cupboard. Door to garden.

Rear Garden

Patio area with lawned garden, path to gate which leads to parking to rear and to office/cabin. Outside brick built sheds/storage. Access to side leading to front (Oil tank to side)

Office/Cabin 10'3 x 9'4 (3.12m x 2.84m)

Pvc double glazed window, power and lighting

Parking

Parking to the rear.

Frontage

Lawned garden with path.

Area Description

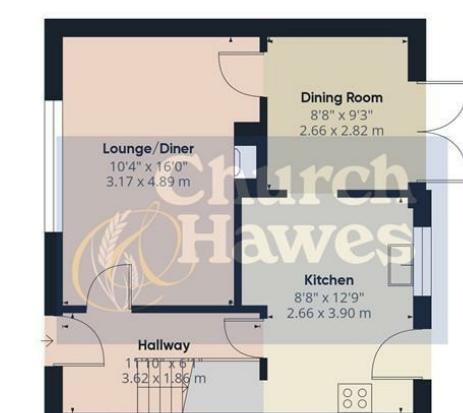
The village lies on the north bank of the Blackwater Estuary only 5 miles from Maldon. The Village Hall went through refurbishment in 2019, two pubs, a photogenic church, and some beautiful walks in the surrounding countryside and along the sea-wall.

The village sign depicts the iron plough - invented by William Bentall, a First World War aeroplane from Goldhanger Airfield, Thames Barges which are so iconic in this part of the world, and St. Peters Church. The border flowers are the Marigolds from where Goldhanger gets its name

Agents Note & Money Laundering

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 at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Floor 0 Building 1



Floor 1 Building 1

Approximate total area⁽¹⁾
899.01 ft²
83.52 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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