



Church

7 Holloway Road, Maldon , CM9 4SG  
£435,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This delightful and charming semi-detached cottage is a true gem! Dating back to the late 16th, early 17th century, this Grade II listed property boasts a rich history and an abundance of character that is sure to captivate any prospective buyer.

With two well-proportioned bedrooms, lounge/diner, open plan kitchen and breakfast room this cottage offers a cosy yet spacious living environment, perfect for individuals, couples, or small families. The unique architectural features and period details throughout the home provide a glimpse into its storied past, while also offering modern comforts for contemporary living.





## Entrance

Main entrance door

## Kitchen 15'3 x 8'1 (4.65m x 2.46m)

Base units with work top surfaces, sink with drainer, integrated electric oven and hob. Window to the front, stained glass window to the rear, radiator door to pantry cupboard. Door leading to stairs to the first floor, access to lounge area and breakfast room.

## Lounge/Diner 15'4 x 19' (4.67m x 5.79m)

Light and airy room with three windows, exposed beams, inglenook fireplaces, radiators.

## Breakfast Room 11'10 x 7'2 (3.61m x 2.18m)

Fitted storage units, window over looking the garden, door access to the rear garden.

## First Floor

Exposed beams, landing windows, radiator, loft access.

## Bedroom One 15'3 x 9'5 (4.65m x 2.87m)

Duel aspect windows to front and back, radiator, exposed beam.

## Bedroom Two 11' x 11'8 (3.35m x 3.56m)

Exposed brickwork and beams, window, built in storage cupboard, radiator.

## Bathroom

Exposed beams, low level wc, wash basin with vanity cupboard, bath with shower over, window, heated towel radiator.

## Outside

## Utility Room/WC 14'3 x 5'7 (4.34m x 1.70m)

Utility area - power and lighting connected, space for domestic appliances, window. Door to;

## WC - WC, hand wash basin

## Garden

The garden commences with a block paved seating area, with an attractive lawned garden, mixture of trees, plants and flowers and a further sitting area at the back of the garden.

## Parking

We've been told by the seller's that there is a parking space on Chelmer Lane with the property. (ask agent for further details)

## Property Information

Listed: Grade II  
Tenure: Freehold  
Council Tax Band: D  
EPC Rating: TBC

## 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 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 an online verification company so as to ensure 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.

