



15 Eliot Way, Maldon, Essex CM9 6DQ  
Guide price £375,000

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

Situated in a cul de sac location is this extended semi-detached house which presents an excellent opportunity for families seeking a spacious home. The property offers three bedrooms and offers ample space for comfortable living. The versatile layout incorporates an extension to the side used as a play/dining room/home office but could possibly be used as a guest room depending on your family's unique needs.

The heart of the home is undoubtedly the kitchen/dining room, which provides a perfect setting for family meals and entertaining guests. Additionally, the property features a porch/entrance hall and a cloakroom, enhancing the practicality of daily living. One of the standout features of this home is the Solar panels, which not only contribute to energy efficiency but also offer potential savings on utility bills. This environmentally friendly addition is a significant benefit for those looking to reduce their carbon footprint while enjoying modern conveniences.

With its desirable location in Maldon, residents will appreciate the close proximity to local amenities, schools, and parks, making it an ideal choice for families. This property is a wonderful blend of comfort, style, and sustainability, making it a must-see for anyone in search of their next home. Council Tax Band C. Energy Efficiency Rating C.

**Main Bedroom 13'6 x 9'2 (4.11m x 2.79m)**

Pvc double glazed window, radiator. Spot lights to ceiling.

**Bedroom 2 10'8 x 9'8 (3.25m x 2.95m)**

Pvc double glazed window, radiator.

**Bedroom 3 8'5 x 8'0 (2.57m x 2.44m)**

Pvc double glazed window with shutter blinds, radiator.

**Bathroom**

Pvc double glazed window, heated towel rail. Three piece white suite comprising of wc, wash hand basin with cabinet under. Bath with shower system. Part tiled and spot lights to ceiling.

**Landing**

Pvc double glazed window, airing cupboard. Access to loft with loft ladder. The loft houses the Vaillant boiler and solar battery. Stairs down to entrance hall.

**Entrance Porch**

Entrance door, pvc double glazed window to side. Door to.

**Entrance Hall**

Radiator, doors to cloakroom, lounge and kitchen/diner.

**Cloakroom**

Two pvc double glazed windows, radiator. Two piece white suite comprising of wc and wash hand basin. Part tiled.

**Lounge 13'6 x 11'9 (4.11m x 3.58m)**

Pvc double glazed window with shutter blinds, radiator. Stovax multi fuel burner.

**Kitchen/Diner 18'2 x 9'9 (5.54m x 2.97m)**

Two Pvc double glazed window, radiator. Selection of base and wall cabinets, sink and drainer unit. Space for cooker, fridge freezer and washing machine. Wall storage cabinet. Door to

**Dining/Play/Home Office 21'2 x 8'11 (6.45m x 2.72m)**

Pvc double glazed window with shutter blinds, three radiators, walk in bath with shower attachment. Access to lobby.

**Lobby**

Electric socket. Door to exterior and garden and garden room.

**Garden Room**

Pvc double glazed window with shutter blinds, radiator.

**Rear Garden**

Artificial grass, patio area, door to porch. Outside tap and electric sockets.

**Frontage**

Parking on driveway for two vehicles

**Solar Panel Information**

The property has 6 solar panels with battery storage in the loft.

**Area Description**

The Historic town of Maldon sits proudly on a hill but 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. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

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:** Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the 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 small number of the parties 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>  
1193 ft<sup>2</sup>  
110.8 m<sup>2</sup>

(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 are based on RICS IPMS 3C standard.

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