



21 Masefield Road, Maldon , Essex CM9 6DF  
Price £295,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! In need of modernisation. an opportunity has arisen to purchase this THREE BEDROOM SEMI DETACHED FAMILY HOME. Situated within this established popular turning close to local shopping facilities the property features front & rear gardens along with ample driveway parking and carport. Internally accommodation comprises of lounge/dining room, kitchen plus ground floor shower room. Energy Efficiency Rating E.

**Bedroom 1 11'5 x 10' (3.48m x 3.05m)**  
 Double glazed window to front, radiator.

**Bedroom 2 12'7 x 9'2 (3.84m x 2.79m)**  
 Double glazed window to rear, radiator.

**Bedroom 3 9'5 x 7'9 (2.87m x 2.36m)**  
 Double glazed window to rear, radiator.

**Landing**  
 Double glazed window to front, access to loft space, airing cupboard, stairs leading down to ground floor.

**Entrance Porch**  
 Entrance door to front, under stairs storage cupboard, door to:

**Entrance Hallway**  
 Radiator, doors to:

**Shower Room**  
 Obscure double glazed window to rear, radiator, low level w.c, wash hand basin, tiled shower cubicle with wall mounted shower unit.

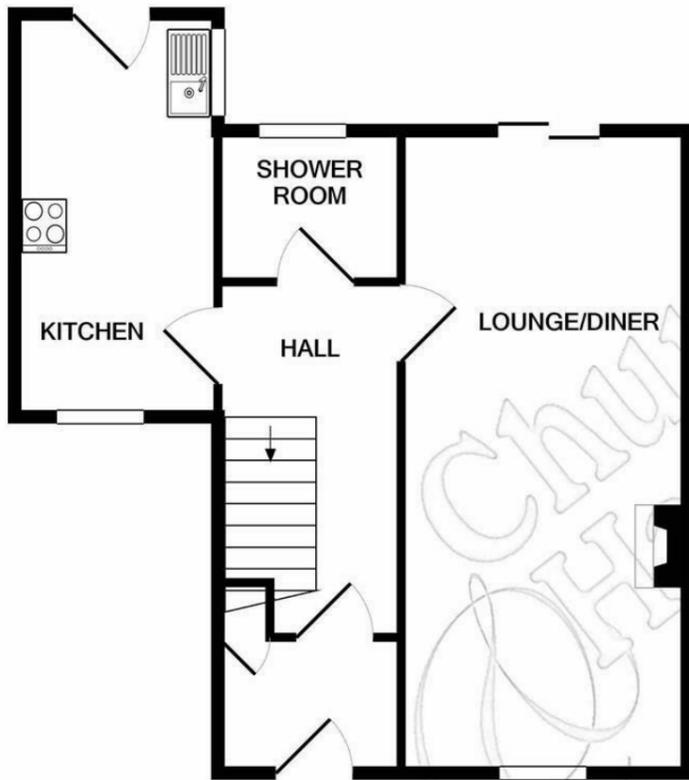
**Lounge/Dining Room 23' x 11'4 (7.01m x 3.45m)**  
 Double glazed window to front, sliding patio door to rear leading to garden, radiator.

**Kitchen 16'5 x 7'8 (5.00m x 2.34m)**  
 Double glazed window to front, radiator, door to rear leading to garden, double glazed window to side, sink unit with mixer tap set into work surfaces, space for cooker, space for washing machine, space for under counter fridge, fitted base and wall mounted units.

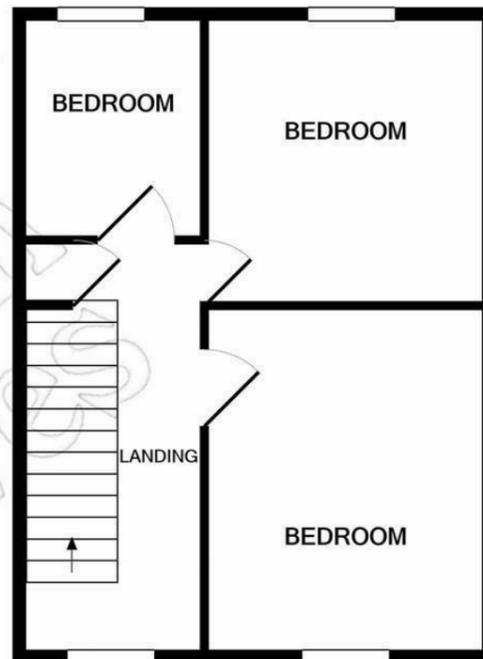
**Rear Garden**  
 Commencing with patio area, greenhouse, outside tap, flower and shrub beds, lawned garden area.

**Frontage**  
 Block paved driveway providing off road parking, carport, outside tap.

**Agents Note**  
 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 him/herself 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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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