



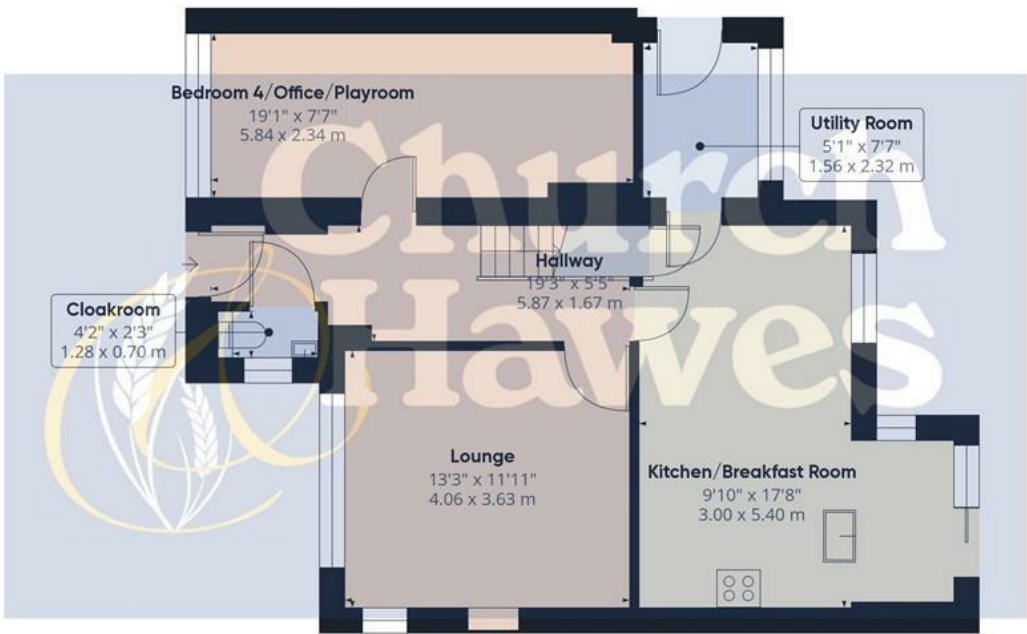
48 Viking Road, Maldon , Essex CM9 6JR  
Guide price £425,000

**Church & Hawes**  
Est. 1977

Estate Agents, Valuers, Letting & Management Agents



GUIDE PRICE £425,000-£445,000. Situated within one of Maldon's more sought after areas is the IMPRESSIVE THREE/FOUR bedroom EXTENDED DETACHED property that is within walking distance of many amenities including, Wentworth Primary School and Plume secondary school, local shops, bus stop and also Maldon's historic high street and a traditional pub. The property is located within this NO THROUGH ROAD and offers a delightful Kitchen/Breakfast room that over looks the rear garden with recently laid patio area across the rear of the property. There is also a lounge, cloakroom, utility room and a further ground floor Bedroom/Playroom. There is ample parking on the driveway to the front. There is also the possibility of extending (STPP). Energy Efficiency Rating D. Council Tax Band D.



Approximate total area<sup>(1)</sup>  
1049.05 ft<sup>2</sup>  
97.46 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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**Main Bedroom 12'4 x 9'6 (3.76m x 2.90m)**  
Pvc double glazed window, radiator.

**Bedroom 2 11'9 x 10'11 (3.58m x 3.33m)**  
Pvc double glazed window, radiator.

**Bedroom 3 8'5 x 7'9 (2.57m x 2.36m)**  
Pvc double glazed window, radiator.

**Four Piece Bathroom 9'6 x 5'5 (2.90m x 1.65m)**  
Pvc double glazed window, this impressive 4 piece white suite offers wc, wash hand basin with waterfall style mixer tap and drawer under. Bath with centralised mixer tap and shower attachment. Large walk in tiled shower with shower system. Ladder style radiator.

**Landing**  
Pvc double glazed window to side, airing cupboard. Access to boarded loft providing extra storage and stairs down to ground floor.

**Entrance Hall**  
Entrance door, radiator and attractive polish oak style laminate flooring, under stairs sliding shoe cupboard. Doors to

**Cloakroom**  
Pvc double glazed window, radiator. Two piece white suite comprising of wc and wash hand basin.

**Lounge 13'3 x 11'11 (4.04m x 3.63m)**  
Pvc double glazed window, radiator, attractive polished oak style laminate flooring.

**Kitchen/Breakfast Room 17'8 x 9'10 (5.38m x 3.00m)**  
This stunning room has been refurbished with a delightful white gloss kitchen with integrated oven and further oven/grill with gas hob and stainless steel splash back and extractor fan. Space for fridge/freezer. sink and drainer unit with mixer tap

and integrated dishwasher, Vertical designer style white radiator. Door to utility room and patio doors to rear garden.

**Bedroom 4/Office/Playroom 19'1 x 7'7 (5.82m x 2.31m)**  
Pvc double glazed window, radiator, laminate flooring with under floor heating.

**Utility Room 7'7 x 5'1 (2.31m x 1.55m)**  
Pvc double glazed window, space for washing machine and tumble dryer. Door to side.

**Rear Garden**  
This delightful rear garden enjoys privacy with a recently laid patio area area across the rear of the property with remainder lawned. Outside tap, electric point, secure walk-through shed and access to the side.

**Frontage**  
Ample parking on the driveway. Access to side leading to the rear garden and access to shed, electric point.

**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 by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food,

along with many coffee shops and restaurants. Further information can be found by visiting "www.itsaboutmaldon.co.uk". Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

**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.



