



52 Hillary Close, Maldon , CM9 4UB
 £300,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This THREE BEDROOM, END OF TERRACE house is conveniently situated within walking distance of NEARBY BENTALL'S SHOPPING CENTRE as well as HIGHLY REGARDED SCHOOLS and KING GEORGE V PLAYING FIELDS in the popular Heybridge area, is this WELL PRESENTED MODERN HOME, SOUTH FACING GARDEN and residents PARKING.

Entrance Porch

Main entrance door;

Ground Floor WC

Double glazed window, low level WC and vanity basin, heated towel radiator.

Hallway

Stairs to first floor, radiator.

Kitchen 15'3 x 9'5 (4.65m x 2.87m)

Double glazed window. Modern fitted kitchen comprising one and a half bowl sink and drainer set in roll top surfaces with tiled splashbacks and range of wall and base units. Built in oven with electric hob and extractor over, space for further appliances, radiator.

Lounge 13'9 x 10'9 (4.19m x 3.28m)

Double glazed window, radiator, double glazed doors leading out to the garden.

First Floor

Loft access, storage cupboard.

Bedroom One 14'8 x 9'8 (4.47m x 2.95m)

Double glazed window, radiator.

Bedroom Two 11'7 x 8' (3.53m x 2.44m)

Double glazed window, radiator.

Bedroom Three 8'4 x 7'3 (2.54m x 2.21m)

Double glazed window, radiator.

Bathroom

Modern white suite comprising 'P' shaped bath with shower over, low level WC and hand basin. Double glazed window, heated towel radiator.

Outside

Garden

South facing and enclosed by panel fence and brick wall, predominantly laid to lawn with patio seating area

Parking

Parking space is marked for No 52, though this is not included on land registry.

Property Information

Tenure: Freehold
Council Tax Band: B
EPC Rating: D

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 (AML) and FINANCIAL SANCTION 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 CREDAS an online verification company so as to ensure the required 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.

