



2 Lancaster Avenue, Maldon , CM9 6FY
Guide price £425,000

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

Situated on the popular Taylor Wimpey, Handley Gardens Development is this THREE bedroom DETACHED home that is approx four years old. The property offers lounge and kitchen/diner with French doors that lead out to the rear garden and en suite, family bathroom and cloakroom. The kitchen offers many integrated appliances. There is parking on the driveway which leads to the 20' DOUBLE LENGTH GARAGE. Energy Efficiency Rating B. Council Tax Band D.

Master Bedroom 12'4 max x 9'2 (3.76m max x 2.79m)
Pvc double glazed window, radiator. Door to en suite.

En Suite
Pvc double glazed window, radiator. Three piece white suite comprising of wc, wash hand basin and shower cubicle with shower system and folding shower door.

Bedroom 2 10'10 x 8'8 (3.30m x 2.64m)
Pvc double glazed window, radiator.

Bedroom 3 11'8 x 6'8 (3.56m x 2.03m)
Pvc double glazed window, radiator.

Bathroom
Three piece white suite comprising of wc, wash hand basin with mixer tap and bath with shower system and shower screen. Radiator.

Landing
Access to loft radiator. Stairs down to entrance hall.

Entrance Hall
Part glazed entrance door, radiator, storage cupboard. Door to lounge.

Lounge 13'8 x 12'4 (4.17m x 3.76m)
Pvc double glazed window, radiator. Door to.

Kitchen/Diner 15'10 x 9'5 (4.83m x 2.87m)
Pvc double glazed window to rear. Range of base and wall cabinets with integrated appliances that include fridge/freezer, washing machine, dish washer and double AEG oven and Electrolux hob with the extractor fan. Double sink set into quartz work top. Door to cloakroom. storage cupboard and wood paneled walls to dining area and French doors to the rear garden.

Cloakroom
Two piece white suite comprising of wc and wash hand basin.

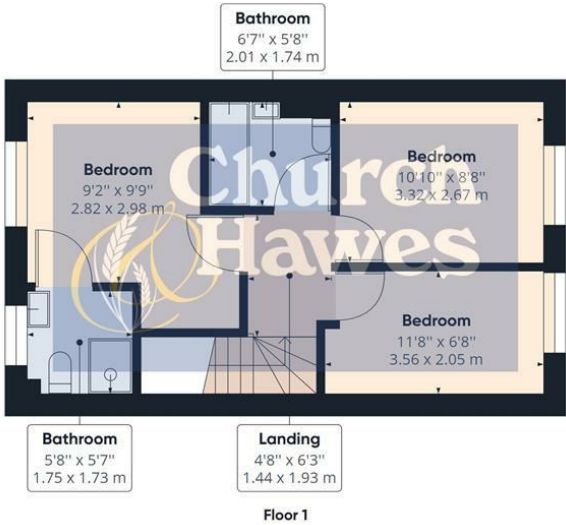
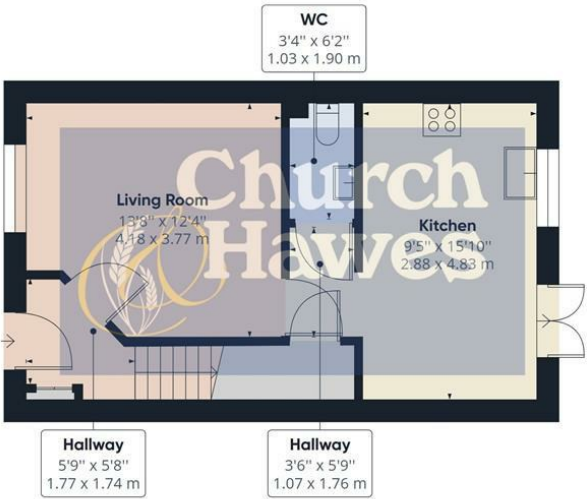
Rear Garden
Patio area with remainder lawned with further stepped patio area. Patway leading to the frontage and door to double length garage.

Frontage
Parking on block paved driveway which leads to garage.

Double Length garage 22' x 10' (6.71m x 3.05m)
Up and over door, door to garden. Power and lighting.

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. Heybridge enjoys it's 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. Today Heybridge Basin is a haven for leisure craft and walkers and also offers two popular pubs. 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.



Approximate total area⁽¹⁾
809.17 ft²
75.17 m²

(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.

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