



5 Aveley Way, Maldon , Essex CM9 6YQ
Guide price £460,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to Aveley Way, Maldon - a charming location for this stunning three-bedroom detached house. This property boasts two reception rooms and a kitchen/breakfast room, ideal for entertaining guests or simply relaxing with your loved ones. With a shower en-suite, bathroom and a cloakroom convenience is key in this beautifully presented home.

The property is situated on a corner plot and offers a delightful south-facing rear garden which is complimented by a west facing summer house, perfect for enjoying those sunny afternoons. One of the standout features of this property is the presence of solar panels, a modern and eco-friendly addition and also pvc double glazing that not only helps the environment but also reduces your energy bills (See further information)

If you are looking for a home that combines comfort, style, and sustainability, this three-bedroom detached house in Aveley Way is the perfect choice. Don't miss the opportunity to make this property your own and enjoy the many benefits this home has to offer. Please note that the upward chain is potentially complete, for those requiring a quicker move. Council tax Band E. Energy Efficiency Rating C.



Floor 0 Building 1



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Approximate total area⁽¹⁾
 1047.42 ft²
 97.31 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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Main Bedroom 11' x 9'7 (3.35m x 2.92m)

Pvc double glazed window, radiator. Built in wardrobes. Door to en suite.

En Suite

Pvc double glazed window, chrome style ladder radiator. Three piece white suite comprising of wc, wash hand basin with mixer tap and vanity cabinet under. Shower cubicle with power shower. Tiled to walls and floor.

Bedroom 2 10'2 x 8'11 (3.10m x 2.72m)

Pvc double glazed window, radiator. Built in double wardrobe.

Bedroom 3 8'9 x 7'5 (2.67m x 2.26m)

Pvc double glazed window, radiator. Access to loft with loft ladder and wall mounted boiler.

Bathroom

Pvc double glazed window, chrome style ladder radiator. Three piece white suite comprising of wc, wash hand basin with mixer tap and drawers. P shaped bath with shower system and shower screen. Tiled to walls.

Landing

Airing cupboard. stairs down to entrance hall.

Entrance Hall

Entrance Hall, radiator. Karndean flooring. Doors to cloakroom, kitchen/breakfast room and lounge.

Cloakroom

Pvc double glazed window. Two piece white suite comprising of wc and wash hand basin with mixer tap and vanity cabinet under. Chrome style ladder radiator.

Lounge 13'11 x 11'2 (4.24m x 3.40m)

Dual aspect with Pvc double glazed bay window to front and window to side. two radiators Impressive feature surround with gas fire, double doors to dining room.

Dining Room 9'9 x 9'4 (2.97m x 2.84m)

Pvc double glazed patio doors to the rear garden, radiator.

Kitchen/Breakfast Room 16'10 x 8'10 (5.13m x 2.69m)

Pvc double glazed window to rear and double doors to the rear garden. Selection of Shaker style base and wall cabinets with drawers and granite work surfaces. Integrated appliances include dishwasher, Zanussi oven and hob and also a free standing fridge. Karndean flooring, radiator. Door to garage/utility area.

Utility Area/Garage 17' x 8'5 (5.18m x 2.57m)

The garage has been part converted and now enjoys a useful storage room and a further utility area with base cabinets, sink and drainer unit. Plumbing for a further washing machine. Remote roller door. (We understand from the vendors, that this could easily be turned back into a garage by the new owners if required)

South Facing Rear Garden

This beautifully presented and well cared for garden offers a good sized patio area with well stocked shrub and flower borders. There is also a west facing Summer house, ideal for enjoying Sunsets at the end of the day. There is an amenity area to the side with a shed and is ideal as a storage area. Outside tap and various power points. Gate to side.

Frontage

Corner plot location with parking on the driveway.

Solar Panel Information

We understand from the vendors that the Solar panels are owned and not leased and along with the reduced energy bills there is an approx Feed In Tariff (FIT PAYMENT) received by the vendors of approx £500 per annum from their current utility supplier. Please liaise with your legal Representative.

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 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.



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