



39 St Peters Avenue, Maldon , Essex CM9 6EL
Offers in the region of £300,000

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

This delightful two bedroom bungalow offers a perfect blend of comfort and convenience. With its prime location just a stone's throw from Maldon High Street, residents will enjoy easy access to a variety of shops, cafes, and local amenities, making it an ideal choice for those seeking a vibrant community atmosphere. The property boasts a cosy reception room, perfect for entertaining guests or enjoying quiet evenings at home. The property also features a re fitted shower room, study/lobby area and a utility. Externally the property features a low maintience garden and off road parking to the front of the bungalow.

Tenure: Freehold - Council Tax Band: C - Energy Efficiency Rating: D

Entrance Hall

Main entrance door, loft access

Lounge 13'10 x 10' (4.22m x 3.05m)

Double glazed window, radiator, feature electric 'stone' affect fireplace.

Bedroom One 10'8 x 9'11 (3.25m x 3.02m)

Double glazed window, radiator.

Bedroom Two 9'11 x 6'11 (3.02m x 2.11m)

Double glazed window, radiator.

Shower Room

Double glazed window, large double width shower cubicle with wall mounted shower unit, close coupled WC, wash hand basin, heated towel rail.

Kitchen 9'10 x 6'10 (3.00m x 2.08m)

Double glazed window, range of wall mounted wall and base units, work surface with sink unit and mixer tap. Space for domestic appliances, door leading into lobby/study area.

Inner Looby 5'11 x 7'4 (1.80m x 2.24m)

Double glazed window and door to side (giving side/front access) as well as French doors that lead into the garden. Radiator, space for computer desk and chair, and through to utility area.

Utility Room 10' x 7'4 (3.05m x 2.24m)

Double glazed window to side. This useful area comprises wall mounted cupboards, work top surface, wall and base storage units. Space for domestic appliances. Butler sink, radiator.

Outside

Frontage

The front of the property benefits from a block paved driveway. There is a short brick wall to the front boundary. The block paving extends down the side of the bungalow which provides rear access.

Garden

The rear garden is designed with low maintenance in mind. It commences with a patio area, there is artificial grass with shingle boundary, as well as low maintenance raise borders.

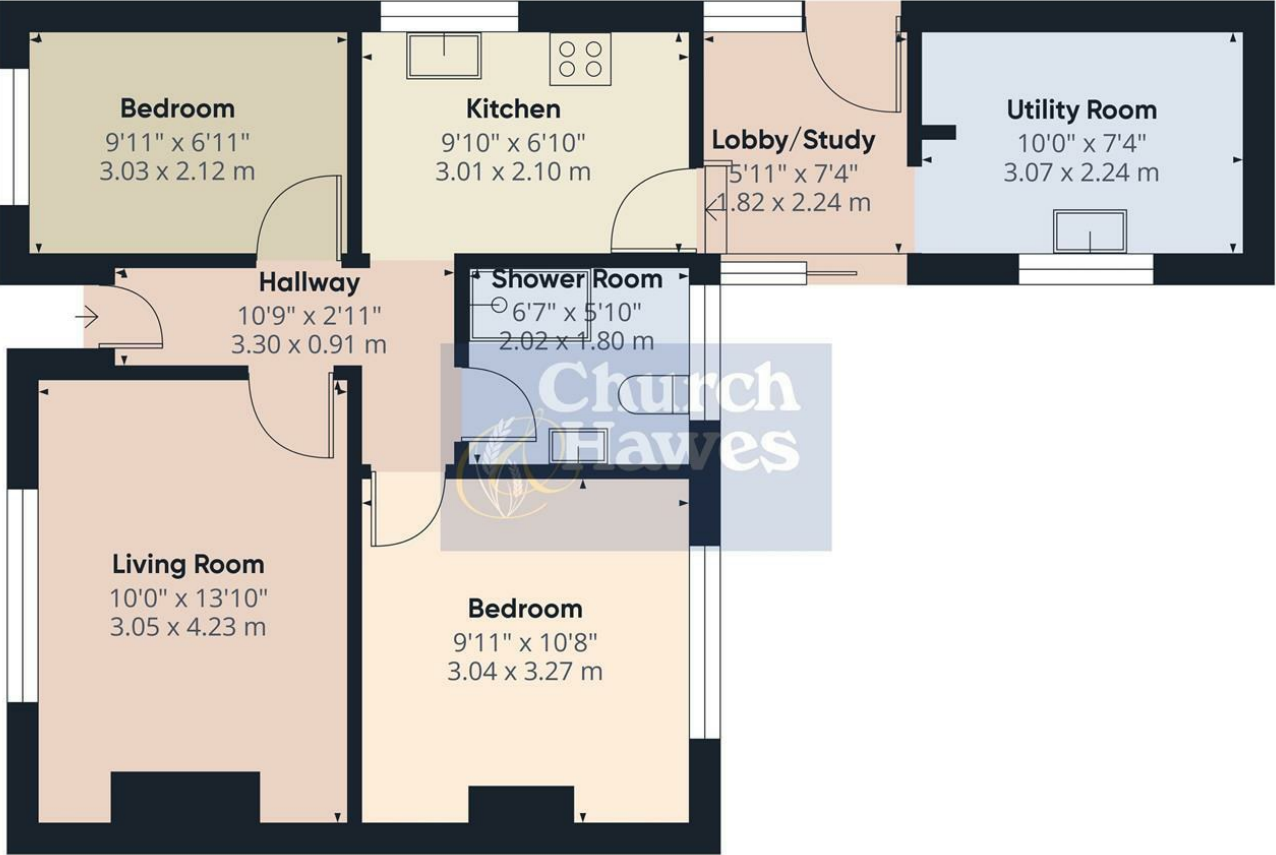
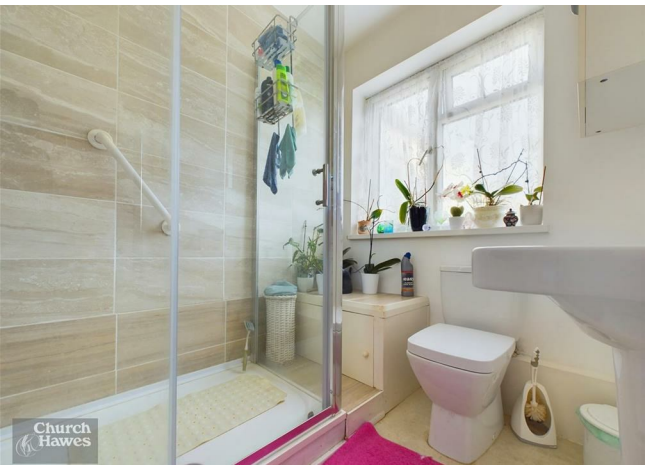
Maldon

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. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

Neighbouring 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. Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

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.



Approximate total area[®]
576.08 ft²
53.52 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.

Calculations are based on RICS IPMS 3C standard.

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