



Church
Beeleigh Road, Maldon , CM9 5QH
Guide price £700,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Situated close to MALDON HIGH STREET is this rarely available FOUR BEDROOM DETACHED CHALET style HOUSE, which also offers FANTASTIC VIEWS of MALDON to the rear. The property is well presented and offering around 2000 sq ft of versatile accommodation. The property features ground floor living with two bedrooms (one with en suite), family bathroom, kitchen/breakfast room and a lounge/diner. The first floor you will find two further bedrooms (one with en suite WC). Externally the property features a large tiered garden, off road parking and a garage. Energy Efficiency Rating D.



Entrance Hall

Main double glazed entrance door, double glazed side window, radiator.

Utility Room

Heated towel radiator, work stop surface, wall mounted storage cupboard, double glazed window. Space for domestic appliances.

Bedroom 11'9 x 10'6 (3.58m x 3.20m)

Double glazed bay window, electric heater, built in wardrobes. Access to en suite.

En Suite Shower Room

Shower cubicle with mains powered shower unit, WC, wash basin with vanity storage, heated towel radiator.

Bedroom 13'6 x 12'1 (4.11m x 3.68m)

Double glazed window, radiator.

Bathroom

Four piece bathroom suite with corner bath, separate corner shower cubicle with mains powered shower unit, WC, wash basin with storage beneath, radiator, double glazed window.

Lounge/Diner 30' x 11'11 (9.14m x 3.63m)

Three double glazed windows with one too the rear of the room offering fantastic views over Maldon. two radiators, feature fireplace, double glazed French doors leading to the conservatory. Stairs to the first floor.

Kitchen/Breakfast Room 19' x 12'9 (5.79m x 3.89m)

Range of 'shaker' style wall and base units, work top surfaces, 1 & 1/2 bowl sink with drainer, integrated appliances, space for range style cooker. Double glazed windows, radiator and door leading out to the conservatory.

Conservatory 12'11 x 9' (3.94m x 2.74m)

Offering fantastic elevated views. Enclosed with sealed double glazed units, double glazed French doors leading out to the terrace and garden.

First Floor

Storage cupboard.

Bedroom 16'6 x 10'6 (5.03m x 3.20m)

Remains of the chimney breast, double glazed window, radiator, eaves storage.

Bedroom 29'7 x 10'5 (9.02m x 3.18m)

Double glazed window, radiator, eaves storage, 1 & 1/2 bowl sink with drainer, storage cupboard beneath. Door to:

En Suite WC

Low level WC, storage units, wash basin.

Garage 13'8 x 9' (4.17m x 2.74m)

Wall mounted gas boiler, up and over door, double glazed side door and window, power and lighting connected.

Outside

Cellar 12' x 8'9 (3.66m x 2.67m)

Power and lighting connected, radiator.

Garden

Garden commences with a fenced of terrace area with side access to the front of the property, Steps down to where the cellar access is, the rest of the garden features and raised decking area, lawn area and further pergola seating area and the rear of the garden looking back towards the house. Range of flower beds, trees and plants.

Frontage

Off road parking for 2/3 cars, access to the garage.

Property Information

Tenure: Freehold
Council Tax Band: E
Awaiting EPC

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: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

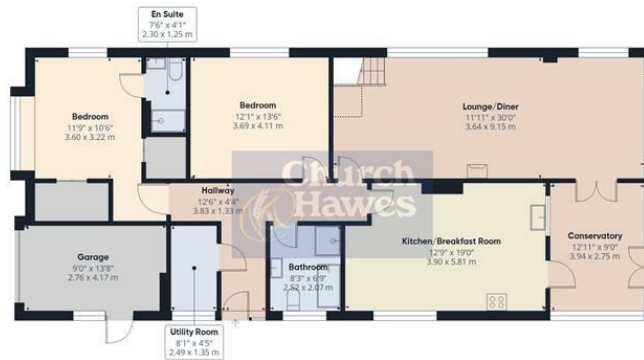
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly 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.



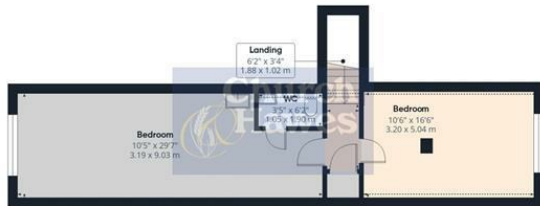




Floor -1



Floor 0



Floor 1

Approximate total area⁽¹⁾

2056 ft²
191 m²

Reduced headroom

28 ft²
2.6 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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