



32A Fish Street, Maldon , CM9 8AT
 Guide price £385,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled in the picturesque and highly sought-after village of Goldhanger, this charming two-bedroom Victorian semi-detached house presents a wonderful opportunity for those seeking a blend of historic character and serene village living. The property is ideally situated in the very centre of the village. The property features two bedrooms, lounge/diner, kitchen and a bathroom.

One of the most captivating features of this property is the breathtaking countryside views to the rear. Imagine waking up to the tranquil sight of rolling fields or enjoying an evening drink whilst watching the sunset over the Essex landscape. This idyllic backdrop provides a sense of peace and privacy, making the garden a perfect sanctuary for relaxation and outdoor enjoyment. Practicality is also well catered for with the inclusion of driveway parking, a valuable asset in any village setting.

Goldhanger itself is renowned for its beautiful surroundings, including scenic walks along the Blackwater Estuary, and its friendly community. The traditional Chequers pub and St Peters Church are situated within the centre of the village, fostering a strong sense of belonging. This wonderful home offers more than just a place to live; it offers a lifestyle. It is an ideal purchase for first-time buyers, small families, or those looking to downsize to a peaceful village environment without compromising on character or convenience. With its desirable location and stunning views, early viewing is highly recommended to fully appreciate all that this delightful Goldhanger property has to offer. Awaiting EPC. Council Tax Band D.

Main Bedroom 11'4 x 10'9 (3.45m x 3.28m)

Pvc Double glazed window with partial views, studwork to some walls. Feature brick fire place with fire grate.

Bedroom 2 10'0 x 8'1 (3.05m x 2.46m)

Pvc double glazed window with stunning countryside views, storage cupboard.

Landing

Studwork, wall mounted heater. Access to loft and stairs to ground floor.

Lounge/Diner 21'3 x 11'5 (6.48m x 3.48m)

Entrance door, dual aspect with Pvc double glazed sash window to front and two windows to side. Impressive feature brick fireplace with wood burner. Two wall mounted heaters, understairs cupboard and further cupboard with shelving above. Door to

Kitchen 12'9 x 9'1 (3.89m x 2.77m)

Pvc double glazed window, selection of base and wall cabinets with integrated fridge, sink and drainer unit with mixer tap. Beko fitted oven with electric hob and extractor fan. Door to inner hall and lean to sun room.

Inner Hall

Door to kitchen and bathroom

Bathroom

Pvc double glazed window, three piece suite comprising of wc, wash hand basin and bath with shower system. Part tiled to walls.

Lean To Sun Room

Pvc double glazed windows, door to garden.

Rear Garden

This beautiful garden offers stunning views across countryside to the rear, the garden is lawned with well cared for flower and shrub borders. Block paved patio and access to the side leads to the frontage. There are three sheds.

Frontage

Parking on driveway for three vehicles.

Goldhanger

The village lies on the north bank of the Blackwater Estuary only 5 miles from Maldon. The Village Hall went through refurbishment in 2019, traditional village pub The Chequers, along with a photogenic church, and some beautiful scenic walks in the stunning surrounding countryside and along the sea-wall.

The village sign depicts the iron plough - invented by William Bentall, a First World War aeroplane from Goldhanger Airfield, Thames Barges which are so iconic in this part of the world, and St. Peters Church. The border flowers are the Marigolds from where Goldhanger gets its name.

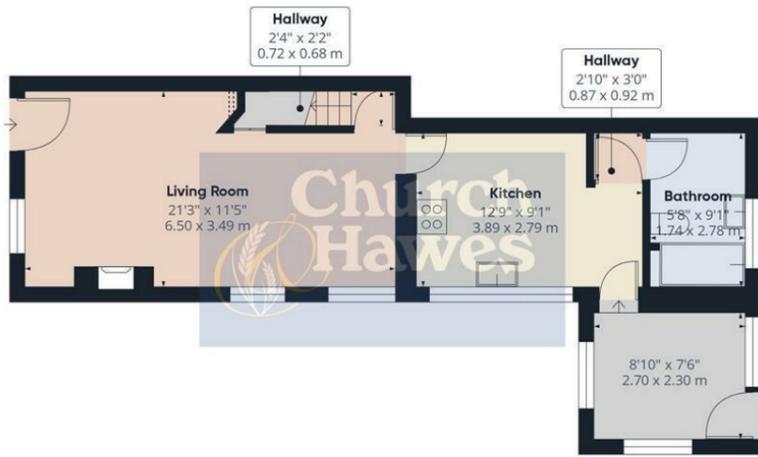
Goldhanger's location also makes it an excellent base for exploring the wider Essex region. Nearby towns like Maldon, with its historic quay and famous Thames barges, are just a short drive away, offering additional shopping, dining, and cultural experiences.

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.



Floor 0



Floor 1

Approximate total area^m
 688 ft²
 63.8 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.

GIRAFFE360

