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Chandlers Quay, Maldon, Essex, CM9 4LF

Guide price £450,000

**** Riverside views **** Completely refurbished throughout this freehold two bedroom townhouse set within the prestigious Chandlers Quay. The property is also situated with easy access of Maldon's historic high street and the Hythe Quay with its array of restaurants, coffee shops and picturesque waterside walks alongside the River Blackwater. The accommodation includes a master bedroom and a further bedroom alongside a recently re-fitted family bathroom to the second floor. On the first floor there is an entrance hall, open plan lounge/kitchen/diner overlooking riverside views. On the ground floor there is a rear entrance lobby and access to the large garage/utility which includes secure parking. Externally the property has a paved driveway providing parking for two vehicles. To appreciate fully the size and presentation of this property an internal viewing is recommended.

- Stunning Riverside Views
- Refurbished Throughout
- Newly Fitted Family Bathroom
- Large Garage
- Close to Town Centre
- Freehold Two Bedroom Townhouse
- Utility Room
- Off Road parking
- Coastal Walks
- EPC - C

Distances:

Maldon High Street - 0.4 miles

Promenade Park - 0.6 miles

Hatfield Peverel Train Station - 5.5 miles

Chelmsford City Centre (12.4 miles)

(All mileages are approximate)

ACCOMODATION

First Floor

Entrance Hall

Wooden entrance door. Entry phone door system, to rear lobby/door. Inset spotlights. Wood effect flooring. Stairs to rear entrance/ lobby/ door with access to the large garage and riverside. Doors to;

Lounge/ kitchen/ diner

5.8m x 5.6m (19'0" x 18'4")

Double glazed bay window to rear with stunning riverside views. Window to front overlooking greensward views. Open plan kitchen finished to a high standard comprising solid wooden units fitted to eye and base level. Fitted with granite worksurfaces. Inset stainless steel sink with drainer. Granite splashbacks. Four ring induction hob with extractor hood over. Electric oven. Integrated dishwasher. Fridge-freezer. Inset spotlights. TV point. Wood effect flooring. Radiator. Solid oak staircase leading to first floor.

Cloakroom

Obscure double glazed window to front with wooden shutters. Recently refitted two piece white suite comprising vanity wash hand basin with storage below with tiled splashbacks. Low level WC. Inset spotlights. Tiled effect flooring. Heated chrome towel rail.

Second floor

Landing

Double glazed Velux window with views of the greenwood. Inset spotlights. Airing cupboard housing hot water cylinder. Entry phone door system to rear lobby/ door. Solid oak staircase to first floor. Doors to;

Bedroom one

3.3m x 3.0m (10'9" x 9'10")

Double glazed window to rear overlooking stunning riverside views. Built in newly fitted wardrobes.

Bedroom two

3.0m x 2.5m (9'10" x 8'2")

Double glazed window to rear overlooking stunning riverside views. Built in storage cupboard.

Family bathroom

Double glazed window to front. with wooden shutters. Newly fitted three piece suite comprising. P shaped bath with shower attachments and glass screen. Vanity wash hand basin with storage below. Concealed WC. Inset spotlights. Wood effect flooring. Heated chrome towel rail. Extractor fan.

Ground floor

Rear lobby

Doors to riverside. Stairs to first floor. Tiled flooring. Radiator. Doors to;

Large garage/ Utility

5.8m x 5.4m (19'0" x 17'8")

Newly fitted utility area. Modern wooden units to eye and base level finished with laminate worksurface. Inset stainless steel sink with drainer. Tiled splashbacks. Space for washing machine and tumble dryer. The remainder of the garage has power and light connected and has space for one/two vehicles. Fully heated throughout.

Frontage

Block paved parking area providing off road parking in front of garage.

Services

Gas- Mains

Electric- Mains

Water- Mains

Drainage- Mains

Heating- Gas Central Heating

Local Authority - Maldon District Council - Tax Band - C

Viewings.

Strictly by appointment only through the selling agent Paul Mason Associates on 01621 742310.

Important Notices.

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.

Agents Note

Under Section 21 of the 1979 Estate Agents Act, We must declare that the vendor of this property is an employee of Paul Mason Associates.



