



40 Fambridge Road, Maldon , Essex CM9 6AF
Guide price £450,000

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

GUIDE PRICE £450,000 - £475,000 Situated within walking distance of MALDON'S HISTORIC high street, schools and bus stop is this rare opportunity to buy this THREE bedroom DETACHED chalet, which is in need of some modernisation. The property offers a STUNNING and IMPRESSIVE 85' WEST facing REAR GARDEN and NO ONWARD CHAIN!! Internally the property offers a Lounge and dining room and kitchen. There is parking on the driveway which leads to the GARAGE! The property offers an great opportunity for somebody who wants to live within the beautiful town of Maldon. Energy Efficiency Rating E.

Master Bedroom 13'8 x 11'2 (4.17m x 3.40m)
Pvc double glazed window, radiator, airing cupboard.

Bedroom 2 11'2 x 10'1 (3.40m x 3.07m)
Pvc double glazed window, radiator.

Bedroom 3 13'6 x 5'10 (4.11m x 1.78m)
Double glazed window, radiator, storage cupboard.

Bathroom
Pvc double glazed window, radiator. Three piece suite comprising of wc, wash hand basin with cupboard over and bath with shower system. Part tiled to walls.

Landing
Double glazed window to side, access to loft and walk in eves storage cupboard. Stairs down to ground floor.

Entrance Hall
Replacement entrance door with pvc double glazed windows to either side, radiator and under stairs cupboard. Doors to lounge and kitchen.

Lounge 13'7 x 11'4 (4.14m x 3.45m)
Pvc double glazed window, radiator and through to dining room.

Dining Room 10'3 x 10'1 (3.12m x 3.07m)
Replacement patio doors to the rear garden, radiator and door to kitchen.

Kitchen 10' x 8' (3.05m x 2.44m)
Pvc double glazed window to rear and replacement door to covered side area which leads to the rear garden. Selection of base and wall cabinets with sink and drainer unit and space for various appliances.

West Facing Rear Garden 85' (25.91m)
This STUNNING garden is WEST FACING and is well maintained with patio areas to the rear of the property and rear of the garden. Summerhouse, outside tap. Shrub and flower borders. Access to the side. Door to garage.

Frontage
Lawned with flower borders and parking on the driveway which leads to the garage.'

Garage 18'6 (5.64m)
Double doors and door to garden, window to side and power/lighting.

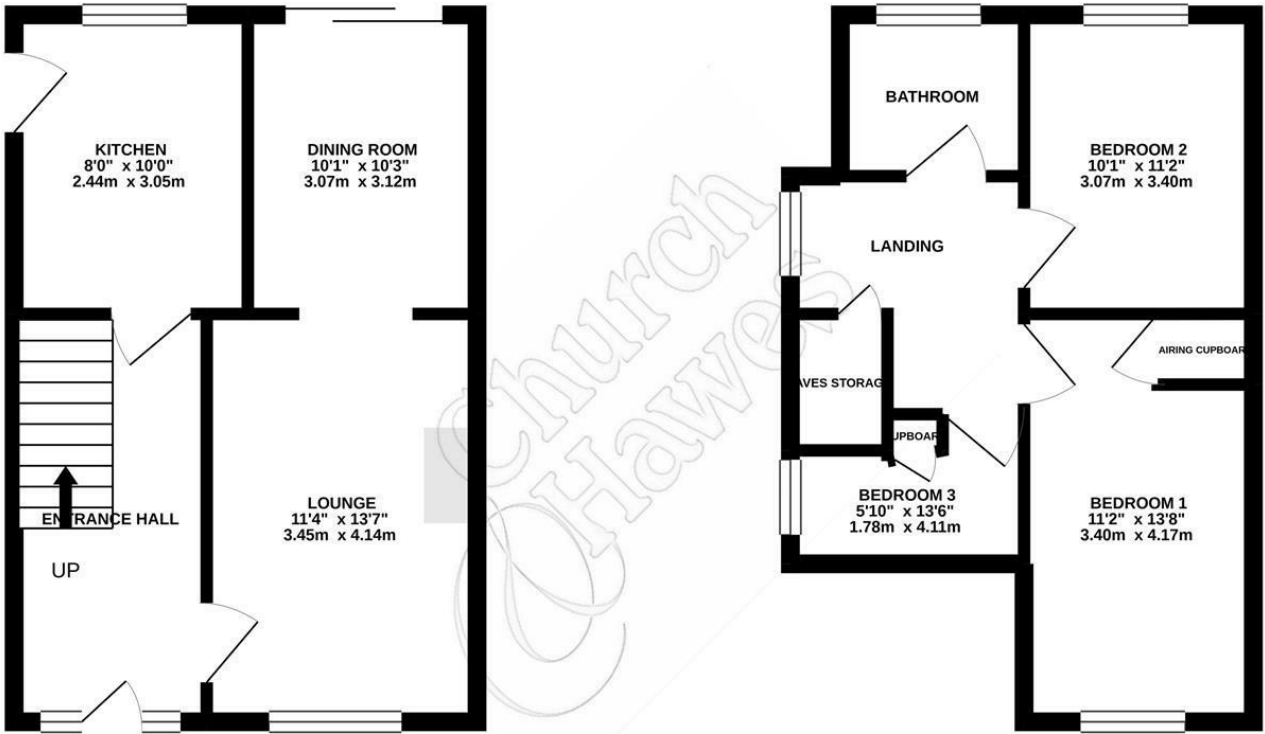
Area Description
The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers 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 him/herself 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.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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