



Repertor Drive, Maldon, CM9 6FQ
Price £360,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

NO ONWARD CHAIN!!! Situated on the sought after development of LIGHTERMANS PLACE is this THREE bedroom SEMI DETACHED property built in 2017 by CREST NICHOLSON!! The property is presented to a high standard throughout and enjoys an EN-SUITE to the Master bedroom and a CLOAKROOM to the ground floor. The LOUNGE offers French doors that lead out to the un-overlooked rear garden and a modern fitted KITCHEN. The Large GARAGE measures approx 22'6 with parking on the driveway. Energy Efficiency Rating B.



Entrance Hall

Radiator, under stairs cupboard, laminate flooring and doors to,

Cloakroom

Pvc double glazed window, radiator. Two piece white suite comprising of wc, wash hand basin with mixer tap and tiled splash back, laminate flooring.

Kitchen/Diner 16' x 8'3 (4.88m x 2.51m)

Dual aspect with pvc double glazed windows to front and side, radiator. Selection of base and wall cabinets with integrated fridge/freezer, Bosch oven and grill and hob with extractor fan over and washing machine. Sink and drainer unit, laminate flooring.

Lounge 15'6 x 12' (4.72m x 3.66m)

Pvc double glazed window and French doors to rear garden. radiator and laminate flooring.

Landing

Cupboard housing Baxi boiler. Access to loft and stairs down to,

Master Bedroom 11'6 x 8'6 (3.51m x 2.59m)

Pvc double glazed window to rear with partial open aspect views, fitted wardrobes and door to en suite.

En Suite

Pvc double glazed window, chrome style vertical radiator. Three piece white suite comprising of wc, wash hand basin and mixer tap. Shower cubicle with shower system. Part tiled to walls.

Bedroom 2 10' x 8'6 (3.05m x 2.59m)

Pvc double glazed window to front, radiator, built in wardrobes.

Bedroom 3 8'1 x 6'7 (2.46m x 2.01m)

Pvc double glazed window with partial open aspect views to the rear, radiator.

Bathroom

Pvc double glazed window, three piece white suite comprising of wc, wash hand basin and bath with mixer tap and shower attachment. Chrome style vertical radiator. Part tiled to walls.

Rear Garden 40' (12.19m)

The rear garden is un-overlooked to the rear and is lawned with patio area and door to garage. Outside tap.

Frontage

The frontage offers parking on the driveway which leads to the garage

Garage 22'6 (6.86m)

Up and over door. Power and lighting and storage in roof space.

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.

Heybridge enjoys its 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. Today Heybridge Basin is a haven for leisure craft and walkers and also offers two popular pubs.

Further information can be found by visiting "www.itsaboutmaldon.co.uk" .

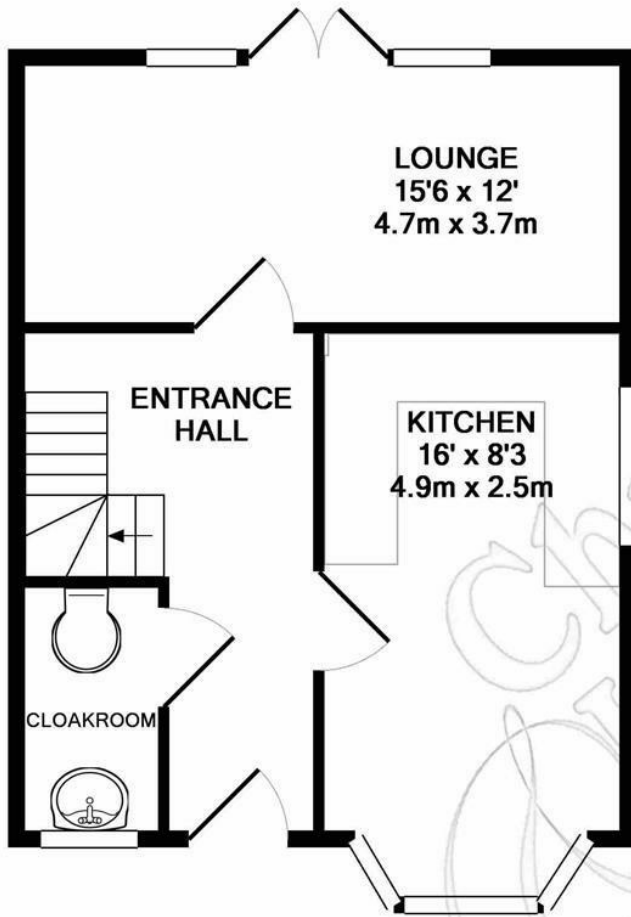
Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street 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

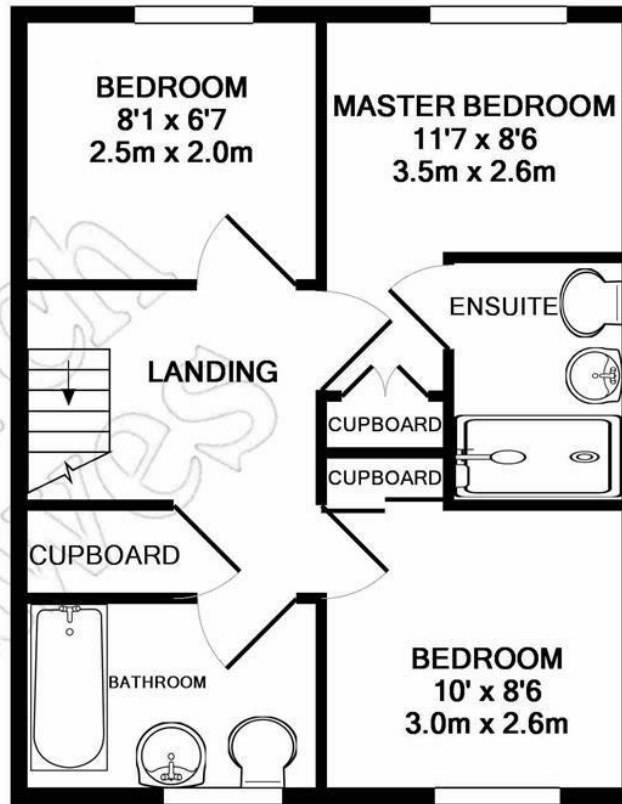
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify 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 floor plan 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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