



Spital Road, Maldon , CM9 6DX
Price £485,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

www.churchandhawes.com

4/6 High Street, Maldon, Essex, CM9 5PJ

Tel: 01621 855195

maldon@churchandhawes.com

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This delightful home is situated within walking distance of Maldon's historic high street which offers many coffee shops, restaurants and shops as well as bus stops and Maldon's historic promenade park and Hythe quay. The property is within this sought after and exclusive development for the over 50's. Internally the property offers a Master suite with Bedroom, dressing room and a four piece en suite. There is also an en suite to the second bedroom. The ground floor enjoys a triple aspect lounge, dining room and kitchen with utility room. There is also a wet room style shower room. There is a well stocked west facing courtyard style garden with a large single garage and access to the rear and side of the property. No Onward Chain. Awaiting EPC!!



Master Bedroom 12'4 x 9'7 (3.76m x 2.92m)

Double glazed window, radiator. Coved to smooth ceiling.

Dressing Room 7'9 x 6'3 (2.36m x 1.91m)

Double glazed window, radiator. Hanging rails to both sides.

En Suite

Double glazed window, chrome style ladder radiator. Four piece white suite comprising of wc, wall hung wash hand basin with mixer tap, bath and separate shower cubicle. Part tiled to walls. Coved to smooth ceiling.

Bedroom 2 10'4 x 9'6 (3.15m x 2.90m)

Double glazed window, radiator. Coved to smooth ceiling.

En Suite

Double glazed window, chrome style ladder radiator. Three piece white suite comprising of wc, wall hung wash hand basin and mixer tap and shower cubicle. part tiled walls and coved to smooth ceiling.

Landing

Double glazed window, access to loft. Storage cupboard and cupboard housing Potterton boiler. Stairs down to ground floor.

Entrance Hall

Entrance door, wood flooring and underfloor heating. Coved to ceiling. Stairs to first floor. Doors to

Wet Room 7'7 (2.31m)

Double glazed window. white wc and wall hung wash hand basin. Wet room style shower cubicle with shower system. Part tiled to walls. Heated towel rail.

Lounge 19'5 x 11'5 (5.92m x 3.48m)

This delightful triple aspect room offers sash style windows to front and double glazed windows and French doors overlooking the west facing courtyard garden. Double glazed windows to either side of feature fireplace with inset pebble effect fire and hearth with wooden fire surround.

Dining Room 10' x 9'3 (3.05m x 2.82m)

Double glazed sash window, wooden flooring with under floor heating. Through to Kitchen.

Kitchen 11'8 x 9'5 (3.56m x 2.87m)

Double glazed window and door to courtyard garden. Selection of base and wall cabinets with two drawer units. Integrated fridge/freezer, double oven and five ring gas hob with extractor fan. Sink and drainer unit.

Utility Room 6' x 5'1 (1.83m x 1.55m)

Base and wall cabinets. space for fridge and space for washing machine.

Rear Garden

This delightful area is West facing with block paved patio and pathways. Raised well stocked flower and shrub borders and side area, access is offered to the side and rear and there is also door to the large single garage.

Garage 16'11 x 14'10 narr 9'10 (5.16m x 4.52m narr 3.00m)

Up and over door, personal door to garden. Power and 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" .

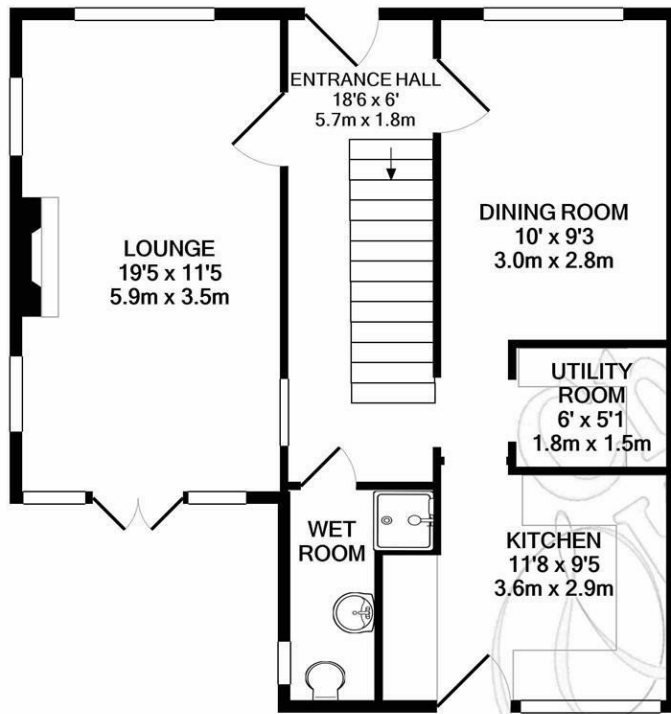
Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street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

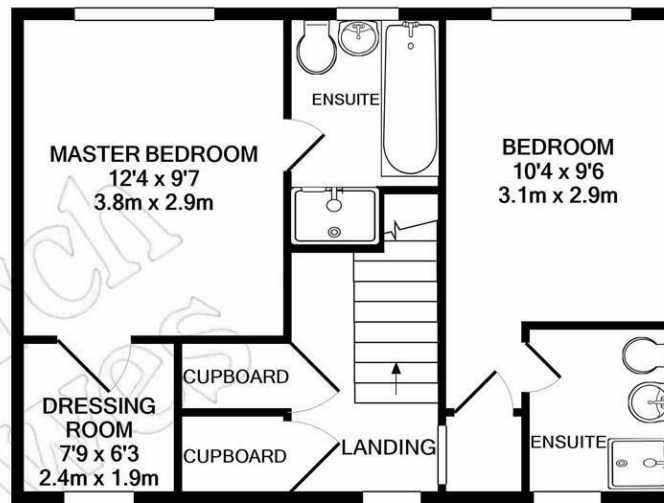
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GROUND FLOOR



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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