



61 Mariners Way, Maldon , Essex CM9 6YX  
Price £345,000

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



Situated within one of Maldon's more favoured turnings is this THREE bedroom home that is within a secluded mews of only three properties. The property offers an impressive 15'5 x 12'7 CONSERVATORY that over looks the WEST facing rear garden. The property also offers a 19'2 max LOUNGE/DINER and a cloakroom. The white gloss fronted cabinets offer an integrated oven, hob and fridge/freezer. There is parking on the driveway for two/three vehicles that leads to the GARAGE. Energy Efficiency Rating D.

**Master Bedroom 12'3 x 11'5 (3.73m x 3.48m)**  
Pvc double glazed window, radiator.

**Bedroom 2 11'6 x 8'5 (3.51m x 2.57m)**  
Pvc double glazed window, radiator.

**Bedroom 3 9'8 x 8'6 (2.95m x 2.59m)**  
Pvc double glazed window, radiator.

**Shower Room**  
Pvc double glazed window, vertical radiator. Three piece white suite comprising of wc, large wash hand basin set into vanity cabinet with mixer tap. Shower cubicle with shower system. Tiled to floor.

**Landing**  
Airing cupboard, access to loft. Stairs down to.

**Entrance Hall**  
Entrance door and door to,

**Lounge/Diner 19'2 max x 11'9 (5.84m max x 3.58m)**  
Pvc double glazed bay window to front, radiator and door to.

**Kitchen 11'9 x 8'1 (3.58m x 2.46m)**  
Pvc double glazed window, selection of white base and wall cabinets with integrated Indesit oven and grill, gas hob with extractor fan and fridge/freezer. Space for dishwasher. Sink and drainer unit. Breakfast bar for two persons. Door to conservatory and door to garage/cloakroom.

**Conservatory 15'5 x 12'7 (4.70m x 3.84m)**  
Pvc double glazed windows to rear and side, wall mounted heater and French doors to the rear garden.

**Garage**  
Up and over door, power and lighting. There is a utility area to the rear of the garage with space an plumbing for washing machine and tumble dryer and also door to rear garden. Door to the Cloakroom which is next to the door to the kitchen.

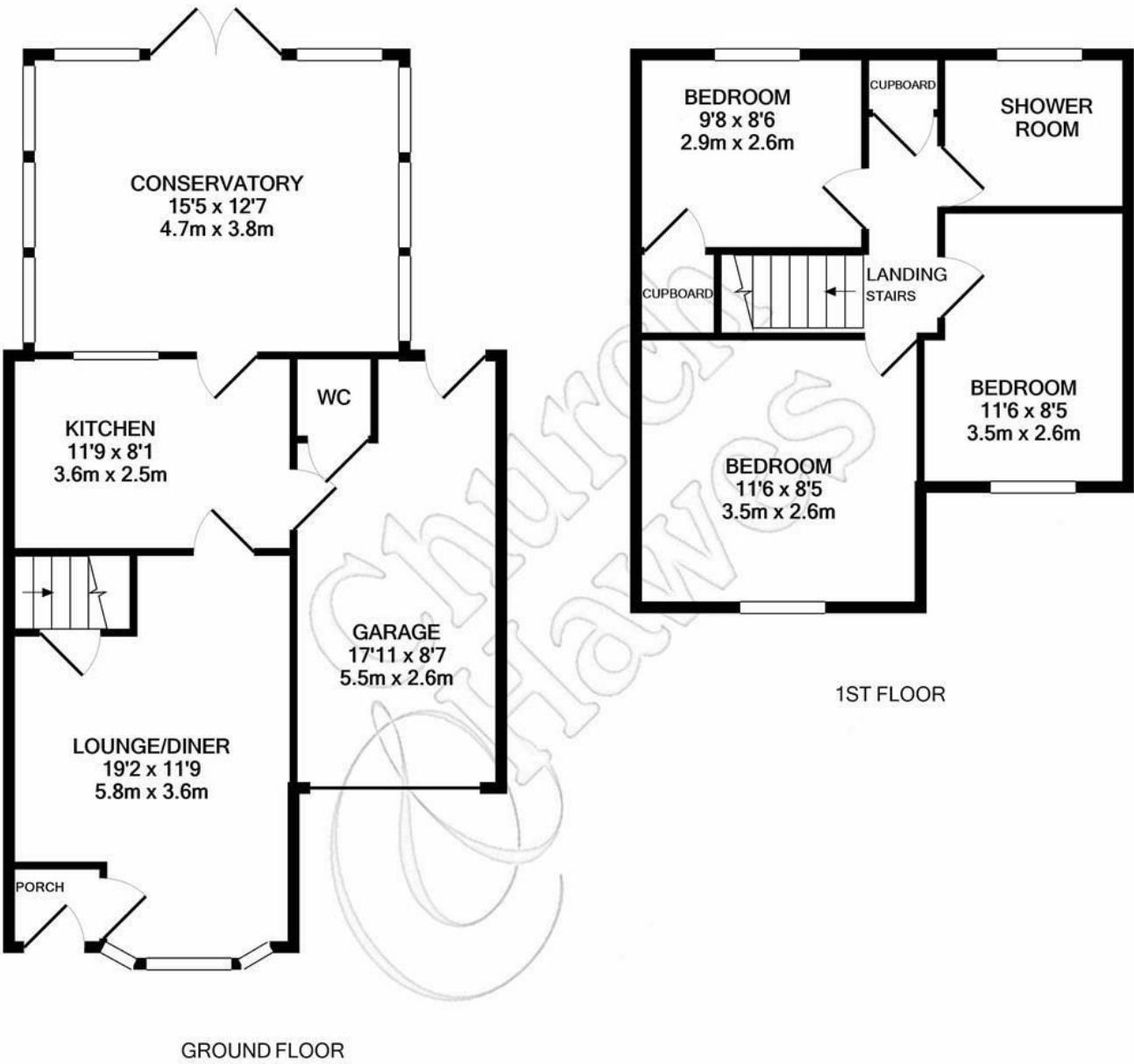
**Cloakroom**  
Two piece white suite comprising of wc and wash hand basin.

**Westerly Rear Garden**  
This delightful WEST facing garden is mainly patioed with some shrub borders. Outside tap. Shed to remain.

**Frontage**  
Parking on driveway for two/three vehicles leading to garage.

**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.



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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