



Chandlers Quay, Maldon, Essex CM9 4LF
Offers in excess of £500,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

A STUNNING OPPORTUNITY to purchase this FREEHOLD MODERN TWO BEDROOM TOWNHOUSE occupying an enviable location WITH FAR REACHING RIVER VIEWS. Situated within the PRESTIGIOUS CHANDLERS QUAY the property hosts a wealth of features to include an impressive open plan living room/kitchen, off road parking plus a DOUBLE GARAGE. Situated within close proximity to Maldon High Street and historic Hythe Quay. NO ONWARD CHAIN! Energy Efficiency Rating C.



Master Bedroom 14'9 into wardrobe reducing to 12'4 x 9'7 (4.50m into wardrobe reducing to 3.76m x 2.92m)

Two windows to rear with STUNNING RIVER VIEWS, radiator, fitted wardrobe.

Bedroom 2 14'7 reducing to 11' x 8'9 (4.45m reducing to 3.35m x 2.67m)

Window to front, radiator, airing cupboard.

Bathroom

Obscure glazed window to rear, radiator, suite comprising of low level w.c, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, inset lighting to ceiling, tiled to bath area.

Landing

Window to front, access to loft space, inset lighting to ceiling, stairs leading down to:

Open Plan Living Room/Kitchen 22' x 18'9 reducing to 12'1 (6.71m x 5.72m reducing to 3.68m)

Window to rear with STUNNING RIVER VIEWS, window to front, wood laminate effect flooring, two radiators, space for fridge/freezer, four ring hob & extractor hood, built in fridge, built in dishwasher, wall mounted boiler, fitted base and wall mounted units.

Entrance Hallway

Entrance door to front, stairs leading down to rear entrance leading to the riverside and the double garage, door to:

Cloakroom/W.C

Obscure glazed window to front, radiator, low level w.c, wash hand basin with mixer tap, inset lighting to ceiling.

Double Garage 22' reducing to 17'9 x 19'4 (6.71m reducing to 5.41m x 5.89m)

Double doors to front, power and light connected, utility area with sink unit & space for washing machine.

Frontage

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

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.







For identification purposes only. Not to scale

