



London Road, Maldon, CM9 6HD
Price £425,000

Church & Hawes
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this charming TWO BEDROOM GRADE II LISTED CHARACTER COTTAGE located on London Road SHORT WALK TO MALDON'S HISTORIC HIGH STREET. This property boasts a wealth of charm and character, perfect for those who appreciate a touch of history in their home due to its unique appeal and historical significance. Upon entering, you are greeted by two cosy reception rooms, ideal for relaxing or entertaining guests offering versatile ground floor accommodation. Also to the ground floor is an impressive extended kitchen/breakfast room plus ground floor bathroom. Situated close to the High Street, you'll have easy access to local amenities, shops, and restaurants, making daily errands a breeze. The convenience of ADJACENT DRIVEWAY PARKING ensures you'll never have to worry about finding a spot after a long day out.

If you are looking for a quaint retreat, this home offers a blend of traditional charm and modern comfort, don't miss the opportunity to own a piece of history in this lovely property on London Road. Book a viewing today and step into a world of timeless elegance. Energy Efficiency Rating F. Council Tax Band C.



Bedroom 1 15'5 x 12'3 (4.70m x 3.73m)

Window to front, two radiators, exposed beams & timbers, through to Bedroom 2 & door to:

W.C

Low level w.c, wash hand basin, tiled splash backs, exposed timbers, extractor fan.

Bedroom 2 14'1 x 7'9 (4.29m x 2.36m)

Window to front, radiator, exposed beams & timbers.

Landing

Stairs down to ground floor

Living Room 14'9 x 12'8 (4.50m x 3.86m)

Entrance door, sash secondary glazed window to front, two radiators, fireplace with log burner, under stairs study area, exposed beams & timbers, stairs rising to first floor, door to Kitchen & door to:

2nd Reception Room / Study 13'11 x 7'10 (4.24m x 2.39m)

Sash secondary glazed window to front, exposed beams & timbers, radiator.

Kitchen/Dining Room 17'6 x 9'2 (5.33m x 2.79m)

Double glazed window to rear & side, secondary glazed window to side, two radiators, space for fridge/freezer, space for washing machine, sink unit with mixer tap, tiled floor, exposed beams & timbers, partly vaulted ceiling to dining area, range of fitted base and wall mounted units, tiled splash backs, Rayburn oven fuelling heating & hot water.

Inner Hall

Window to rear, tiled floor, door to:

Bathroom

Obscure glazed window to rear, tiled floor, radiator, low level w.c, wash hand basin, bath with mixer tap and shower attachment, extractor fan, tile to walls.

Rear Garden

Mainly paved with flower and shrub beds, open fronted log store, storage shed & workshop, external lighting, outside tap, gate providing access to front & driveway.

Adjacent Driveway

Providing ample off road parking, outside tap.

Agents Note, Money Laundering & Referrals

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 themselves 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.

MONEY LAUNDERING REGULATIONS (AML) and FINANCIAL SANCTION REGULATIONS:

Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance and satisfy customer due diligence.

Buyers will also be required to complete an Anti Money Laundering Source/Proof of Funds & Buyer Story Questionnaire

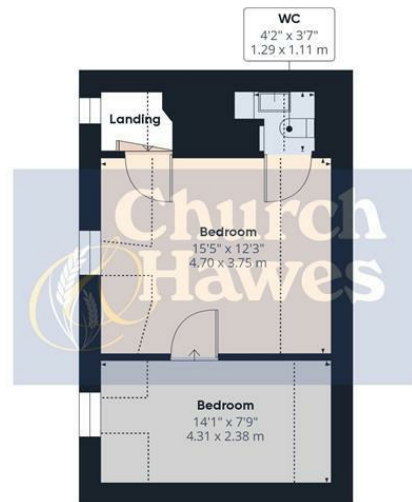
REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.







Floor 0



Floor 1

Approximate total area⁽¹⁾

858.53 ft²
79.76 m²

Reduced headroom

128.74 ft²
11.96 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

