



4 Pembroke Avenue, Maldon , CM9 6JS  
Price £350,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

70' GARDEN & NO ONWARD CHAIN!! Nestled in the sought-after area of Pembroke Avenue, Maldon & OFFERED FOR SALE WITH NO ONWARD CHAIN! This charming three-bedroom semi-detached house presents an excellent opportunity for families and first-time buyers alike. The property offers a lounge and dining room, ideal for entertaining guests or enjoying quiet family evenings.

With three well-proportioned bedrooms, there is ample space for everyone to find their own sanctuary. The bathroom is conveniently located, catering to the needs of a busy household. One of the standout features of this home is the generous parking provision, accommodating ample off road parking via the adjacent driveway, which is a rare find in this popular location. The property is ideally situated close to local schools and shops.

The outdoor space is equally impressive, with an approx 70' rear garden that offers a wonderful area for children to play, gardening enthusiasts to indulge their passion, or simply for enjoying the fresh air during the warmer months. This semi-detached home combines comfort, convenience, and potential, making it a fantastic choice for those looking to settle in a vibrant community. Do not miss the chance to make this delightful property your new home. Council Tax Band C. Energy Efficiency Rating E.

**Bedroom 1 11' x 10'2 (3.35m x 3.10m)**

Window to rear, radiator.

**Bedroom 2 12'7 x 9'8 (3.84m x 2.95m)**

Window to front, radiator, storage cupboard.

**Bedroom 3 8'6 x 7'9 (2.59m x 2.36m)**

Window to front, radiator

**Bathroom**

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

**Landing**

Window to side, access to loft space, airing cupboard, stairs down to:

**Entrance Hall**

Entrance door, radiator, coved to ceiling, doors to:

**Lounge 13'6 x 12' (4.11m x 3.66m)**

Window to front, radiator, back gas fired boiler with gas fire, coved to ceiling.

**Kitchen 9'9 x 9'2 (2.97m x 2.79m)**

Double glazed window to rear, obscure glazed door to side, understairs storage cupboard, space for oven, space for washing machine, space for fridge/freezer, fitted base and wall mounted units, coved to ceiling, tiled splashbacks, archway to:

**Dining Room 9'9 x 8'2 (2.97m x 2.49m)**

Sliding patio door to garden, radiator, coved to ceiling.

**Rear Garden**

Patio area, outside tap, fenced t boundaries, laid to lawn.

**Adjacent Driveway**

Providing ample off road parking for numerous cars

**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.

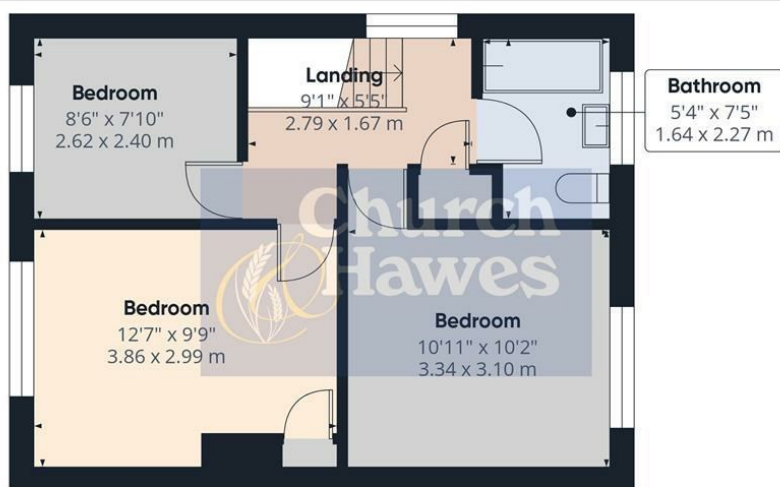
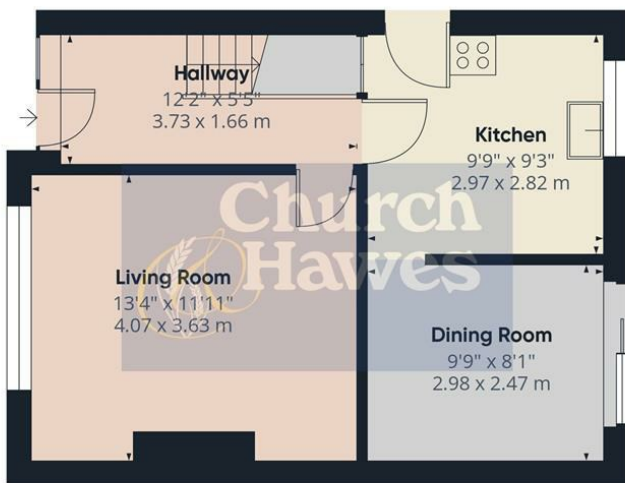
**MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as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

**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.

**Move with us AML criteria**

Move with Us, are the ultimate appointed selling agent for this property. It is required to conduct ID/AML and source of funds checks for the properties they sell. Buyers will be required to pay a charge of £49 (plus VAT) to cover the increasing costs of this.

Please be aware that, should their offer be accepted, this charge will be payable and taken by phone as part of our purchaser compliance call before a memorandum of sale can be issued.



Approximate total area<sup>m</sup>

806 ft<sup>2</sup>  
75.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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