



57 Fambridge Road, Maldon , CM9 6BG  
£700,000

**Church & Hawes**

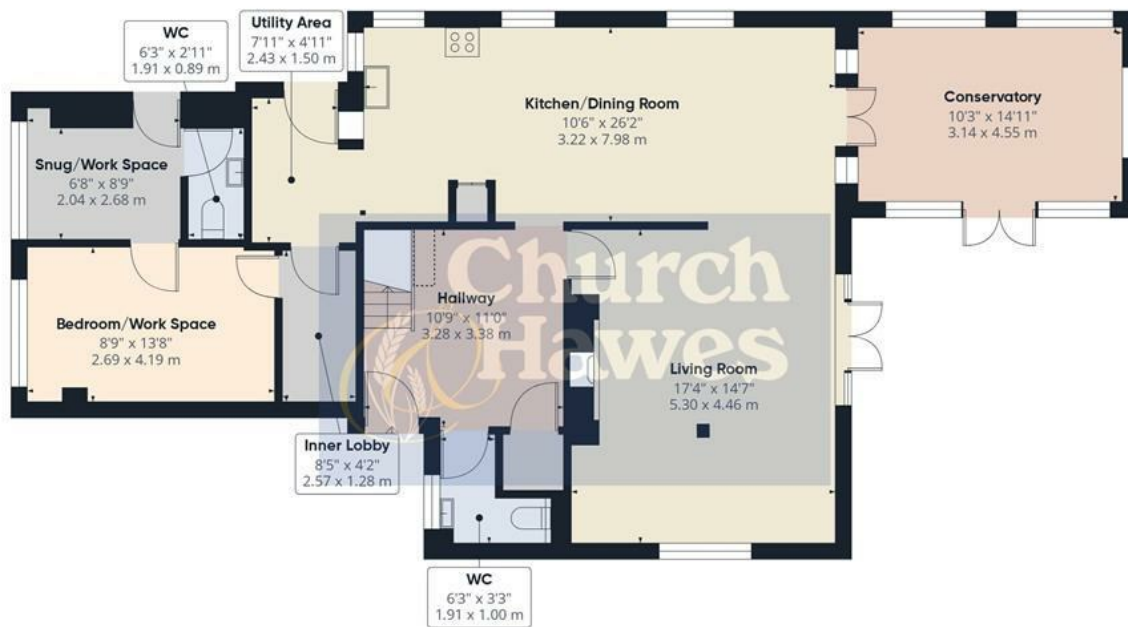
Est. 1977

Estate Agents, Valuers, Letting & Management Agents

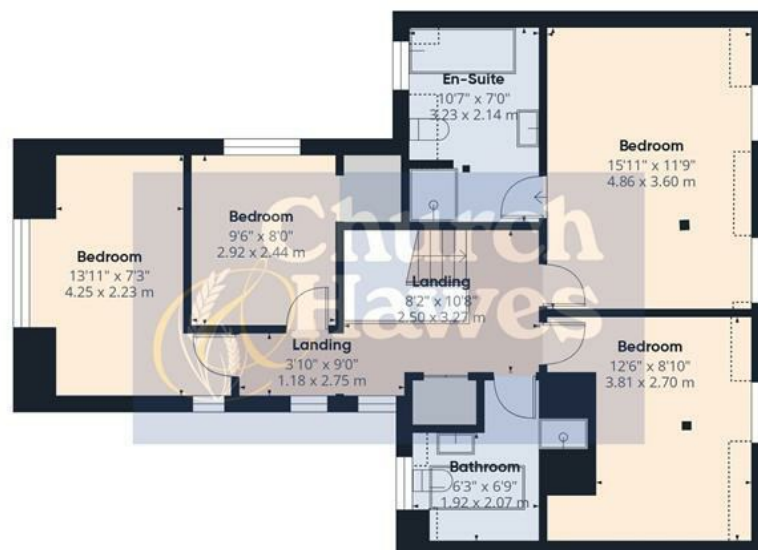
A ONE-OFF OPPORTUNITY TO PURCHASE THIS INDIVIDUAL FOUR/FIVE-BEDROOM DETACHED HOUSE, ideally situated within walking distance of Maldon High Street.

This unique property offers versatile living accommodation with excellent potential for those looking to run a business from home, work remotely, or create a self-contained annexe (subject to the necessary consents and approvals).

The main house comprises a spacious entrance lobby, an impressive 26ft open-plan kitchen/dining room, and a separate lounge. To the first floor are four generous double bedrooms, including a substantial 15ft principal bedroom with a four-piece en-suite bathroom. The flexible layout also provides the option of a fifth bedroom, home office, or additional reception space, making the property well suited to a variety of lifestyles and requirements. Externally, the property benefits from a generous rear garden and a private driveway providing off-road parking for multiple vehicles.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 1879 ft<sup>2</sup>  
 174.5 m<sup>2</sup>

**Reduced headroom**  
 31 ft<sup>2</sup>  
 2.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

GIRAFFE360





**Entrance**

Main entrance door.

**Lobby**

Stairs to first floor, under stairs storage cupboard, radiator, built in cloak cupboard, exposed timbers, door to;

**Ground Floor WC**

Low level WC, wash basin, radiator, window.

**Living Room 17'4 x 14'7 (5.28m x 4.45m)**

Feature fire place, exposed timbers, radiator, picture window, double doors leading out to the garden. Opens up through to the Kitchen/Diner.

**Conservatory 14'11 x 10'3 (4.55m x 3.12m)**

Brick structure with windows overlooking the rear garden and double doors leading outside.

**Open Plan Kitchen/Diner 26'2 x 10'6 (7.98m x 3.20m)**

Range of base and wall units, work top surfaces, work top mounted i & 1/2 bowl sink with drainer, space for range style cooker, space for further domestic appliances. Windows, radiator, exposed beams, access through to;

**Utility Area 7'1 x 4'11 (2.16m x 1.50m)**

Fitted storage units, work top surface, space for domestic appliances. External door leading outside; internal door leading to;

**Inner Lobby**

Door to;

**Clinic/Ground Floor Bedroom 13'8 x 8'9 (4.17m x 2.67m)**

Window, radiator.

**Waiting Area/Snug 8'9 x 6'8 (2.67m x 2.03m)**

Window, doors leading to the outside, door leading to;

**WC**

Low level WC, wash basin, radiator.

**First Floor**

Landing windows, radiator, built in storage cupboard.

**Bedroom One 15'11 x 11'9 (4.85m x 3.58m)**

Exposed beams, radiator, windows, door to;

**En Suite Bathroom**

Four piece bathroom suite comprises of bath tub with shower attachment, separate shower cubicle with wall mounted electric shower, low level wc, twin set wash basins and under floor heating.

**Bedroom Two 13'11 x 7'3 (4.24m x 2.21m)**

Double glazed sash window to the front with a further double glazed window to the side, radiator.

**Bedroom Three 12'6 x 8'10 (3.81m x 2.69m)**

Double glazed window, radiator, exposed beams

**Bedroom Four 9'6 x 8' (2.90m x 2.44m)**

Double glazed windows, further recess which would be idea to a small study or walk in wardrobe.

**Family Bathroom**

Four piece bathroom suite comprises of stand alone bath tub, separate shower cubicle with wall mounted shower unit, low level wc, wash basin, double glazed window, heated towel radiator.

**Outside**

**Garden**

The rear garden commences with a raised decking seating area, lawn area with further decking area to the rear of the garden, side walkway under the pergola giving side access.

The garden also turns into a dogleg with large timber shed/work shop, further lawn area.

**Frontage**

The property offers ample parking for multiple vehicles

**Property Information**

Tenure: Freehold  
Council Tax Band: D  
EPC Rating: TBC

**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.



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