



Washington Road, Maldon , Essex CM9 6AR
Guide price £600,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

GUIDE PRICE: £575,000 - £600,000. Located at the end of one of the most sought-after roads on the highly desirable western side of Maldon, this exceptional extended four-bedroom family home has been beautifully modernised and impeccably presented throughout.

The first floor offers four well-proportioned bedrooms, including a superb principal bedroom with a stylish en-suite shower room, complemented by a contemporary family shower room.

The thoughtfully reconfigured and extended ground floor has been designed with modern family living in mind. A welcoming entrance hall leads into the spacious living room, which flows seamlessly into the remaining reception areas, creating a superb open-plan layout ideal for both everyday living and entertaining.

Undoubtedly the centrepiece of the home is the stunning re-fitted kitchen/dining room, featuring high-quality finishes and bi-fold doors that open onto and provide delightful views over the beautifully landscaped rear garden. The kitchen continues effortlessly into the bright garden room/conservatory, creating an impressive and versatile living space.

Further accommodation includes a practical utility room, a ground floor cloakroom and a useful store room, formed from the remaining section of the former garage.

Outside, the landscaped rear garden has been thoughtfully designed to provide an attractive paved seating area with pathways leading through the garden, offering the perfect setting for relaxing or entertaining. To the front, a generous block-paved driveway provides ample off-road parking.

An internal viewing is highly recommended to fully appreciate the exceptional quality, generous living space and enviable location that this outstanding home has to offer.



Bedroom 11'7 x 9'8 (3.53m x 2.95m)

Triple glazed window to rear, radiator, fitted wardrobe, wood effect flooring, door to:

En-Suite 6'10 x 3'3 (2.08m x 0.99m)

Obscure Triple glazed window to rear, heated towel rail, tiled shower unit with rainfall shower and handheld attachment, low level w.c., wash hand basin with mixer tap and tiled splash backs with drawer unit below, tiled floor.

Bedroom 15'3 x 7'10 (4.65m x 2.39m)

Triple glazed windows to front and rear, radiator, wood effect flooring.

Bedroom 11'9 x 8'2 (3.58m x 2.49m)

Triple glazed window to front, radiator, wood effect flooring, fitted bedroom furniture.

Bedroom/Study 10'6 x 8'5 (3.20m x 2.57m)

Triple glazed window to front, radiator, fitted cupboard, wood effect flooring.

Shower Room 6'9 x 5'0 (2.06m x 1.52m)

Obscure Triple glazed window to side, w.c., wash hand basin with mixer tap and cupboard below, tiled shower with rainfall shower and handheld attachment, tiled floor.

Landing

Access to loft and airing cupboard

Entrance Hall

Entrance door to front, two Triple glazed windows to front, radiator, luxury vinyl flooring, storage cupboard, doors to further accommodation including:

Living Room 24'5 x 10'9 (7.44m x 3.28m)

Triple glazed window to front, radiator, coved to ceiling, open plan to:

Kitchen/Dining Room 24'6 x 16'7 (7.47m x 5.10m)

Double glazed bi-fold doors to rear opening onto the garden, stylish contemporary fitted kitchen comprising sink with Quooker hot water tap set in quartz work surfaces, with tiled splashback, further quartz topped central island breakfast bar with inset hob and extractor

over, range of high gloss fronted base and full height units with range of appliances including triple Neff ovens and wine cooler, integrated dishwasher, space for American style fridge freezer, luxury vinyl flooring, door to Utility Room and open plan to:

Conservatory/Garden Room 9'5 x 8'7 (2.87m x 2.62m)

Triple glazed windows to rear and sides, luxury vinyl flooring, double glazed double doors to garden.

Utility Room 8'0 x 7'1 (2.44m x 2.16m)

Part glazed door to side, radiator, tiled floor, wall mounted boiler, space and plumbing for washing machine, 1 1/2 bowl sink/drain unit with mixer tap set into work surface, range of units, door to:

Cloakroom 4'3 x 4'1 (1.30m x 1.24m)

Obscure Triple glazed window to side, low level w.c., wash hand basin with mixer tap, part tiled to walls, tiled floor, extractor fan.

Remaining Garage/Store Room 8'3 x 8'1 (2.51m x 2.46m)

Door to front, power and light connected.

Rear Garden

Paved seating area, outside tap and power points, lawned area, planting borders, landscaped slope to rear, fenced to boundaries, access to frontage via side gate, further side access with side gate.

Frontage

Block paved drive, planting area to one side, pathway to entrance.

Agents Note

Fire alarm & Carbon Monoxide alarm.

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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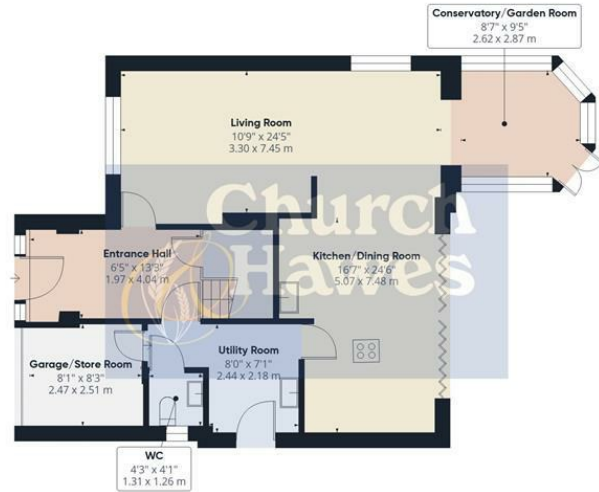


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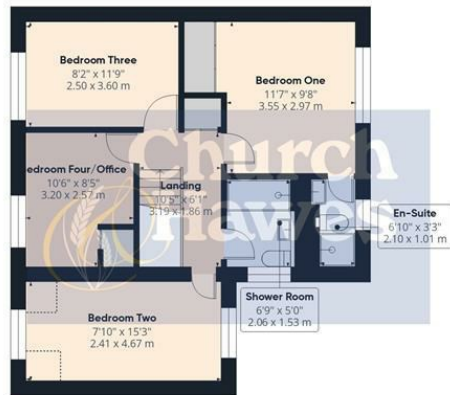


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Floor 0



Floor 1



Approximate total area⁽¹⁾

1373 ft²
127.4 m²

Reduced headroom

11 ft²
1 m²

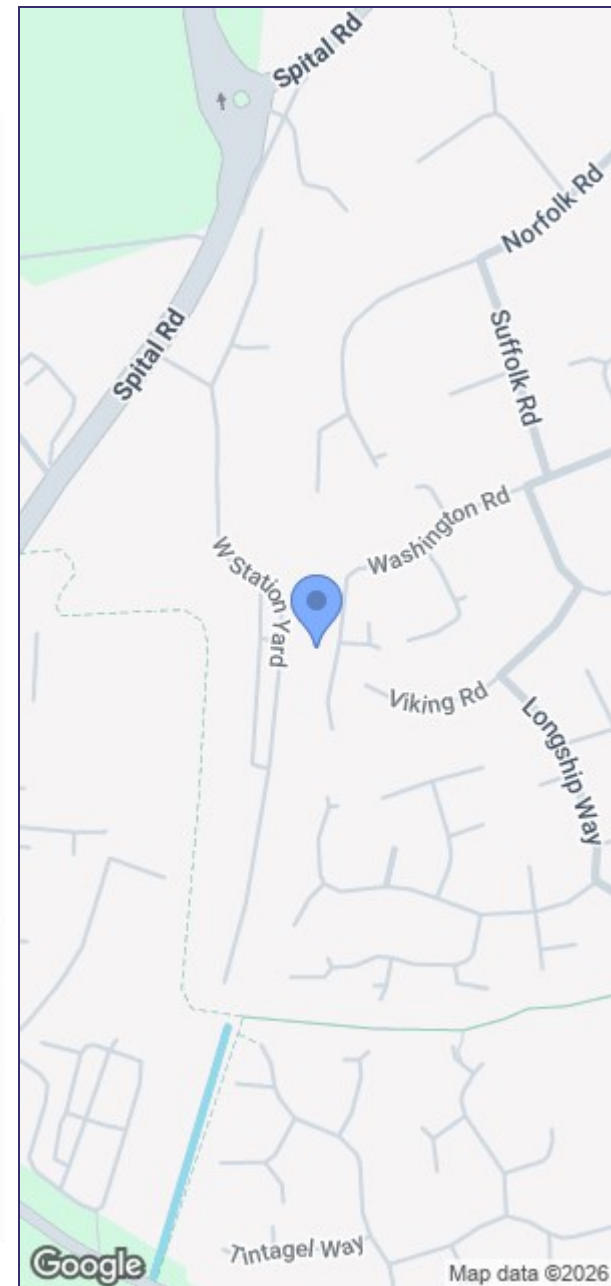
(1) Excluding balconies and terraces

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.

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