



Church
Beeleigh Road, Maldon , Essex CM9 5QJ
Offers in the region of £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

This delightful bungalow on Beeleigh Road, Maldon, offers stunning panoramic views from its spacious decked balcony, making it a perfect retreat for those who appreciate scenic surroundings. Situated just a short walk from Maldon's historic High Street, residents enjoy easy access to a vibrant selection of shops, cafes, and restaurants.

Inside, the property features a bright and comfortable dual aspect lounge/diner, ideal for relaxing or entertaining. The kitchen and refitted shower room adds a contemporary touch, enhancing the overall appeal. The double bedroom provides a peaceful sanctuary, while the large attic offers exciting potential for conversion, (subject to planning permission & relevant consents), allowing for possible additional living space or a home office or ample storage. Externally, the bungalow benefits from a driveway providing off road parking, a valuable asset in this sought-after area. The large decked balcony is a standout feature, perfect for enjoying alfresco dining or simply taking in the breath taking views. .

This bungalow combines a prime location with exceptional views and potential, making it an excellent opportunity for buyers seeking a comfortable and well-located home in Maldon. Early viewing is highly recommended to appreciate all it has to offer. Energy Efficiency Rating E. Council Tax Band C.



Entrance Hall

Composite entrance door, double glazed window, airing cupboard and radiator. Doors to.

Living Room 16'8 x 13'8 (5.08m x 4.17m)

This lovely dual aspect rooms offers a pvc double glazed windows to front and rear with impressive views to the rear and also of the rear garden and raised decked area. Two radiators, feature fireplace with log burner.

Kitchen 12'5 x 6'4 (3.78m x 1.93m)

Dual aspect with double glazed windows. radiator, selection of base and wall mounted units, integrated fridge/freezer and dishwasher. built in oven with hob and extractor hood, sink and drainer unit set into worksurfaces, tiled to floor, access to loft space.

Bedroom 9'11 x 9'6 (3.02m x 2.90m)

Double glazed window to rear with views to the rear including the rear garden, radiator. Storage cupboard.

Shower Room

Double glazed port hole style window, towel radiator, suite comprising of wc, wash hand basin, shower cubicle with shower system.

Rear Garden & Terrace

Commencing with a covered side patio area with a useful storage cupboard housing the boiler. The established rear garden is beautifully maintained with a variety of established plants and shrubs, all of which can be enjoyed from the large raised decked veranda. This is the ideal spot for a morning coffee, offering a wonderful vantage point to take in the scenic countryside views beyond the garden boundary. The property also benefits from side access connecting the front and rear, an outside tap, and off-road parking to the front for one car. The front garden is equally well-tended.

Maldon Area Information

Set on the picturesque Blackwater Estuary, Maldon is one of Essex's most sought-after market towns, combining rich maritime history with a vibrant modern community. Famous for its historic Hythe Quay, traditional Thames sailing barges, and the popular Promenade Park, Maldon

offers an attractive blend of coastal charm, open green spaces, and everyday convenience.

The town benefits from a thriving High Street with a wide range of independent shops, cafés, restaurants, and leisure facilities, together with highly regarded schooling and excellent local amenities. Maldon also provides convenient access to Chelmsford, Colchester, and surrounding commuter routes, making it particularly appealing to families and professionals alike. With scenic riverside walks, a strong community atmosphere, and a relaxed pace of life, Maldon continues to be regarded as one of the most desirable places to live within Essex.

It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. The town centre itself is a treasure trove of historic buildings, with many independent shops and eateries housed in structures that have stood for generations. St Mary's Church, with its distinctive spire, is another prominent landmark, offering a sense of continuity and architectural beauty.

Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.

Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

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:

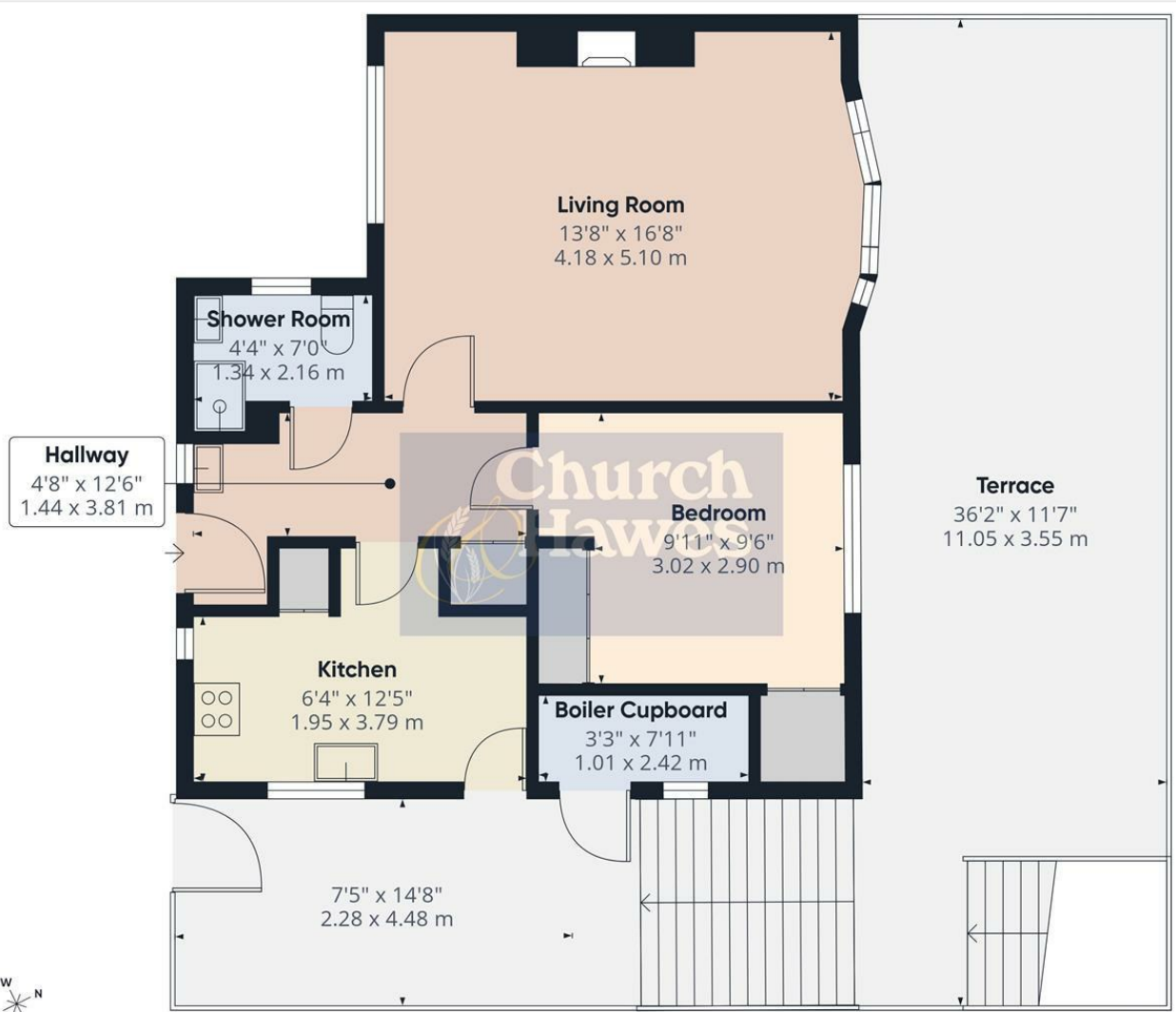
Intending purchasers will be required to provide identification documentation which is a legal requirement and we would ask for your co-operation in order that there is no delay in agreeing a sale. Church & Hawes use the services of an online verification company so as to ensure the required compliance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







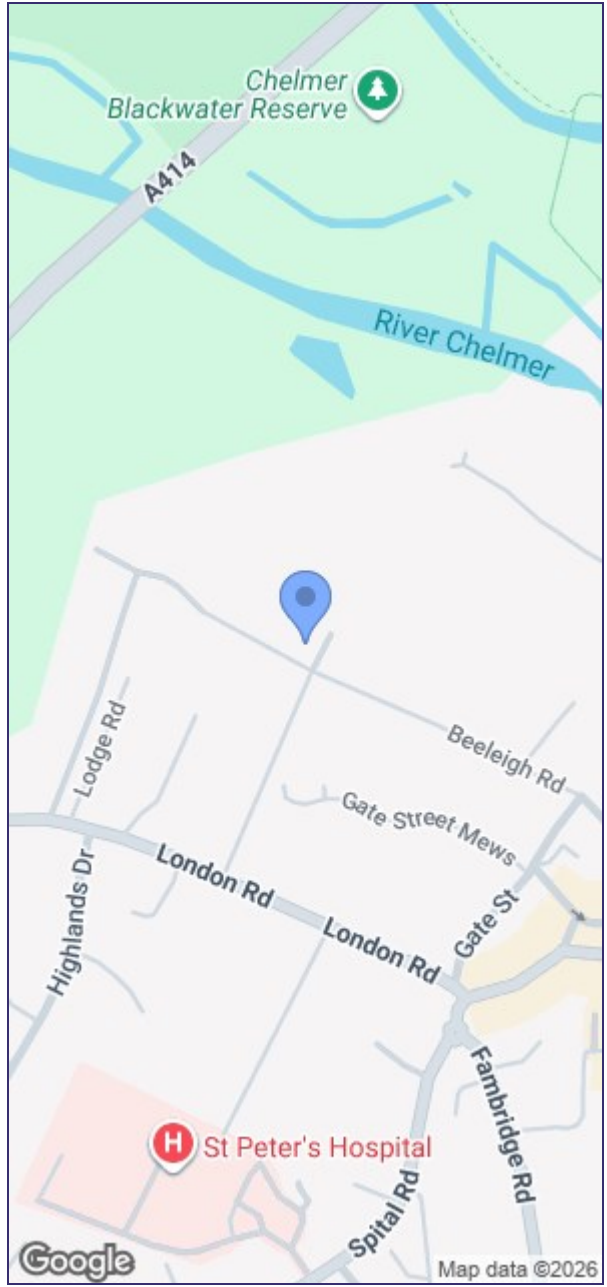
Approximate total area⁽¹⁾
570 ft²
53 m²

Balconies and terraces
563 ft²
52.3 m²

(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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