



37 Mayflower Drive, Maldon , Essex CM9 6XX  
Price £550,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

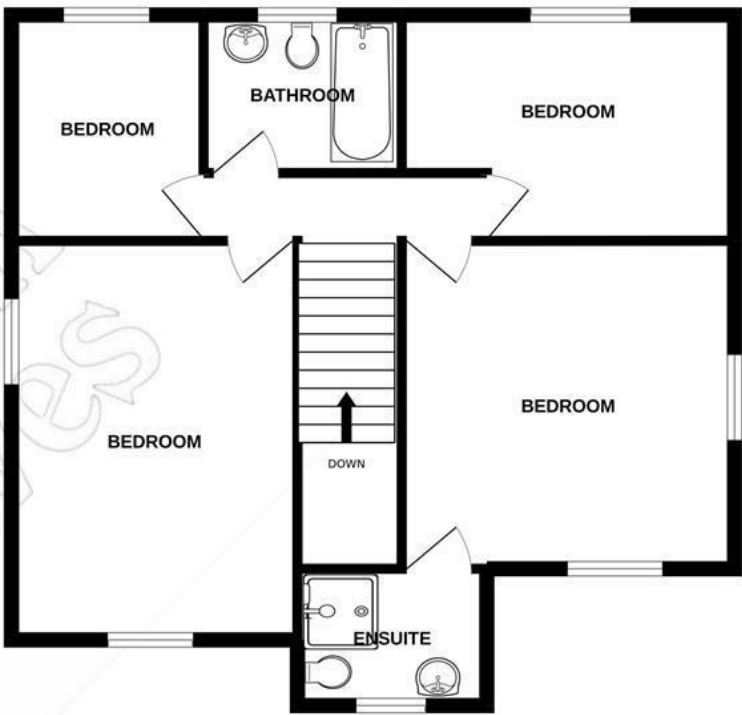
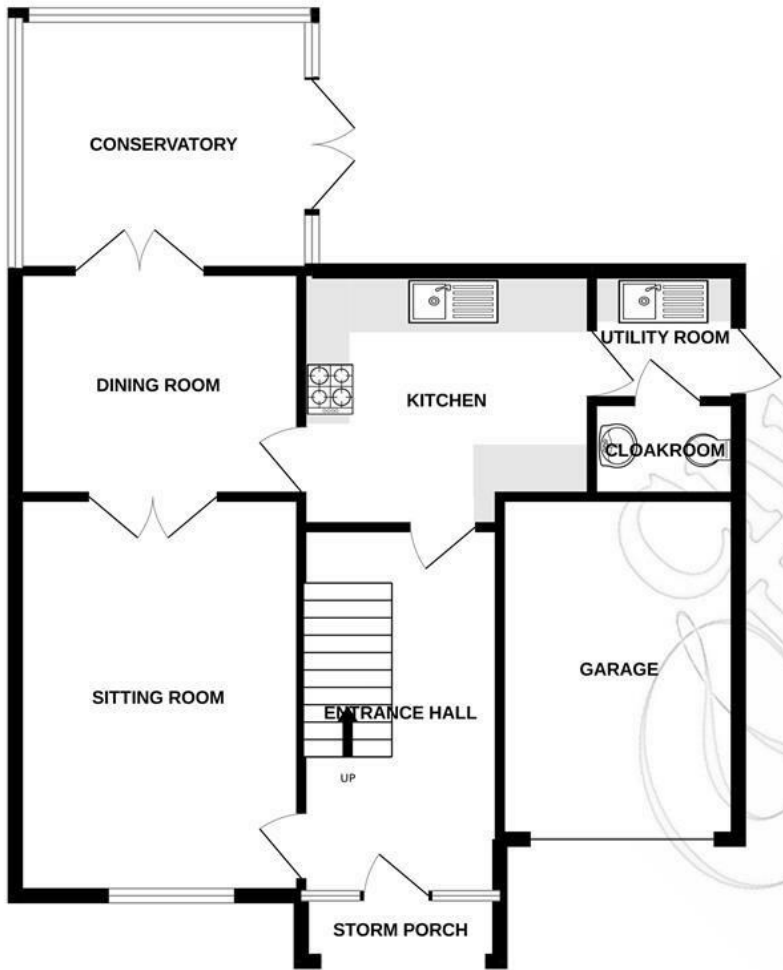


A WELL PRESENTED FOUR BEDROOM HOME SITUATED ON THE OUTSKIRTS OF MALDON. The property features En-Suite to the Master Bedroom as well as a Family Bathroom. The Ground Floor features semi open plan Sitting and Dining Rooms with Conservatory to the rear. The Kitchen provides access to the Utility Room and Cloakroom. Externally, there is a private Rear Garden, Parking on the Driveway which leads to the Garage. Viewing this home is considered essential. The property is within reach of Maldon's High Street and an extensive list of local amenities including Shops, Restaurants and Schools. Council Tax Band: E. Energy Performance Rating: D.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**Bedroom 12'6 x 10'8 (3.81m x 3.25m)**

Double glazed window to front, double glazed window to side, radiator, coved to ceiling, door to:

**En-Suite**

Obscure double glazed window to front, low level w.c., corner shower unit, wash hand basin with mixer tap and vanity unit.

**Bedroom 12'0 x 9'1 (3.66m x 2.77m)**

Double glazed window to rear, radiator, coved to ceiling.

**Bedroom 15'7 x 11' (4.75m x 3.35m)**

Double Double glazed window to front and side, radiator.

**Bedroom 9' x 7'4 (2.74m x 2.24m)**

Double glazed window top rear, radiator, coved to ceiling.

**Bathroom 7'7 x 6'6 (2.31m x 1.98m)**

Obscure double glazed window to rear, low level w.c., panelled bath, wash hand basin, radiator, tiled, coved to ceiling.

**Landing**

Access to loft , coved to ceiling, stairs down to:

**Entrance Hall**

Entrance door to front, wood effect flooring, radiator.

**Sitting Room 15'5 x 10'9 (4.70m x 3.28m)**

Double glazed window to front, coved to ceiling, wood effect flooring.

**Dining Room 11' x 9'0 (3.35m x 2.74m)**

Wood effect flooring, radiator, door into:

**Conservatory 11'2 x 9'11 (3.40m x 3.02m)**

Double glazed windows, polycarbonate ceiling, wood effect flooring, double glazed double doors.

**Kitchen 11'3 x 9'6 (3.43m x 2.90m)**

Double glazed window to rear, radiator, range of matching units four ring gas hob set into work surface with extractor, tiled floor, range of matching units. sink drainer unit, part tiled to walls, acces to:

**Utility Room 5'8 x 4'9 (1.73m x 1.45m)**

Double glazed windo wto rear, part glazed door to side, stainless steel sink/drainer unit, space and plumbing for washing machine, tiled floor, door to:

**Cloakroom 5'8 x 2'8 (1.73m x 0.81m)**

Obscure double glazed window to side, tiled floorm low level w.c., wash hand basin, radiator.

**Garage**

Up and over door, power and light connected.

**Rear Garden**

Pathway to side with gate to front, decked seating area to one side, remainder laid to lawn.

**Agents Note H**

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 him/herself 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.



