



Longship Way, Maldon , Essex CM9 6UJ
Guide price £550,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Guide Price: £550,000 - £565,000. AN IMPRESSIVE DETACHED BUNGALOW LOCATED ON THE WESTERN SIDE OF MALDON! This home has been much improved by the current seller and offers buyers the potential to move straight in and enjoy. Accommodation includes Two Double Bedrooms with En-Suite and Family Bathroom. Both the En-Suite and Bathroom have been re-fitted and feature under floor heating. The remainder of the property comprises a Sitting Room measuring in excess of 22' which is open plan to the Study (formerly bedroom 3). To the rear of the Sitting Room is a double glazed Conservatory overlooking the established Garden. The Kitchen Breakfast Room has also been re-modelled by the current resident and features which gloss units and a range of integrated appliances. The Garden is most deceptive and wraps around the property with a timber shed and summer house. Parking is provided on the Driveway which leads to the Garage. Viewing is strongly advised. Council Tax Band: D. Energy Efficiency Rating: E.



Entrance Hall

Part obscure glazed door to front, radiator, full length storage cupboard, access to loft space, coved to ceiling.

Kitchen/Breakfast Room 17'2 x 8'3 (5.23m x 2.51m)

Double glazed window to front, double glazed window to side, double glazed door to side, integrated oven and microwave, four ring gas hob with extractor, 1 1/2 bowl sink drainer unit with mixer tap set into work surface, integrated slimline dishwasher, integrated fridge/freezer, tiled floor, part tiled to walls, breakfast bar.

Bathroom 8'6 x 5'11 (2.59m x 1.80m)

Obscure double glazed window to front, panelled bath with central mixer tap, hand held and rainfall shower above with shower screen, wash hand basin with vanity unit and mixer tap, low level w.c., wood effect tiled flooring with electric under floor heating.

Bedroom 10'6 plus wardrobes x 8'9 (3.20m plus wardrobes x 2.67m)

Double glazed window to rear, radiator, coved to ceiling, two double wardrobes.

Bedroom 11' x 9'7 (3.35m x 2.92m)

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

En-Suite 8'5 x 3'5 (2.57m x 1.04m)

Obscure double window to front, low level w.c., wash hand basin with mixer tap and vanity unit, tiled shower, heated towel rail, tiled to walls and wood effect tiled flooring with electric under floor heating.

Study 8'5 x 7' (2.57m x 2.13m)

Double glazed window to rear, radiator, coved to ceiling, open plan to:

Sitting Room 22'5 x 12'9 (6.83m x 3.89m)

Double glazed windows to both sides, double glazed door to side, double glazed sliding door to conservatory, two radiators, feature fireplace with gas point and electric fire, television point, door to:

Conservatory 11'7 x 7'9 (3.53m x 2.36m)

Double glazed windows to sides and rear, double glazed sliding door to side, wood effect flooring.

Garden

Paved patio area, timber shed with power and light connected, timber summer house, mainly laid to lawns with a range of planting areas, established trees and shrubs, to the side of the property is the former railway embankment which the owner has landscaped using railway sleepers with pathways throughout, side access to Garage

Frontage

Driveway parking leading to:

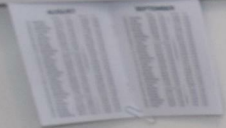
Garage

Up and over door to front, double glazed door to side.

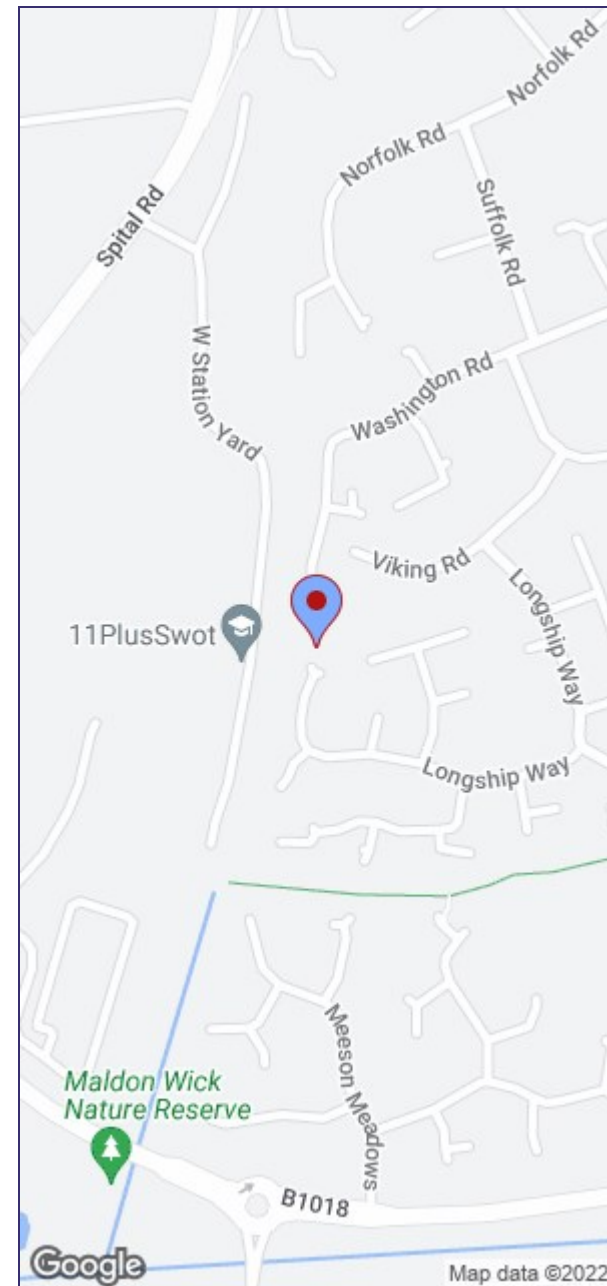
Agents Note

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.





GROUND 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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