



17 Ridgeway, Maldon , Essex CM9 6UF
Price £365,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

****COMPLETE ONWARD CHAIN**** Set within the ever sought after and quiet Chantry Park development in Maldon, just a short walk to it's historic High Street, schools and picturesque Promenade Park is this vastly improved semi-detached family home. Light, airy and deceptively spacious living accommodation throughout commences on the ground floor with an inviting entrance hall leading to a cloakroom and living room which in turn leads to a well presented kitchen/diner at the rear with ALL APPLIANCES TO REMAIN. The first floor then offers a landing leading to three well proportioned and well presented bedrooms in addition to a family bathroom. Externally, the property enjoys a landscaped garden to the rear, a low maintenance frontage with driveway providing off road parking for three vehicles and access to a garage, the rear of which has been partitioned off to create a utility area. An early inspection is strongly advised to appreciate the standard of living accommodation and sought after position on offer. Energy Rating D.

FIRST FLOOR:

LANDING:
Access to loft space, airing cupboard housing hot water cylinder, staircase down to ground floor, doors to:

BEDROOM 1: 13'9 x 9'4 (4.19m x 2.84m)
Double glazed window to rear, radiator.

BEDROOM 2: 10' x 7'1 (3.05m x 2.16m)
Double glazed window to front, radiator.

BEDROOM 3: 7'1 x 6'5 (2.16m x 1.96m)
Double glazed window to front, radiator.

FAMILY BATHROOM: 7'1 x 5'11 (2.16m x 1.80m)
Obscure double glazed window to side, heated towel rail, 3 piece white suite comprising panelled bath with shower over and glass screen, close coupled WC and pedestal wash hand basin set on vanity unit with storage cupboard below and tiled splashback, continuation of wood effect floor, extractor fan.

GROUND FLOOR:

ENTRANCE HALL:
Obscure double glazed entrance door to front, radiator, staircase to first floor, wood effect floor, doors to:

CLOAKROOM: 6' x 2'7 (1.83m x 0.79m)
Obscure double glazed window to front, 2 piece white suite comprising close coupled WC and wash hand basin set on vanity unit with storage cupboard below and tiled splashback, continuation of wood effect floor.

LIVING ROOM: 16' x 10'4 (4.88m x 3.15m)
Double glazed window to front, radiator, continuation of wood effect floor.

KITCHEN/DINER: 13'8 x 9'1 (4.17m x 2.77m)
Double glazed entrance door and window to rear, radiator, extensive range of matching wall and base mounted storage units and drawers, roll edged work surfaces with inset single bowl/single drainer sink, cooker with extractor over, fridge/freezer, washing machine and dishwasher to remain, built in under stairs storage cupboard, part tiled walls, tiled floor.

EXTERIOR - REAR GARDEN:
Commencing with a paved patio seating area leading to remainder which is mainly laid to lawn with raised beds to borders, at rear is further paved patio and raised decked seating area, exterior cold water tap, glazed personal door into side of:

GARAGE:

Up and over door to front, power and light connected, overhead storage timbers, glazed personal door to side, the rear of the garage has been partitioned off to create a utility area.

FRONTAGE:

The frontage is generally of low maintenance with a paved path leading through shingled areas with raised beds interspersed, driveway to side providing off road parking for 2/3 vehicles leading to garage, side access gate into rear garden.

TENURE & COUNCIL TAX INFORMATION:

This property is being sold freehold and is Council Tax Band D.

MALDON:

The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored by devoted owners, some are still in use commercially as charter vessels. The Hythe Quay offers historic pubs incorporating The Queens Head and Jolly Sailor both offering fine food. The Edwardian Promenade close to Hythe Quay enjoys stunning riverside walks and large amenity areas, including a children's splash park, which is ideal for picnics and family days out. Maldon's Historic High Street offers a unique and individual shopping experience and a Marks & Spencer's simply food, along with many coffee shops and restaurants. Further information can be found by visiting "www.itsaboutmaldon.co.uk" .

Maldon offers impressive educational facilities with the Plume secondary school recently being given academy status. Maldon is situated on the River Blackwater, but is only 10.6 miles approx from Chelmsford, 6.8 miles approx from Witham railway station giving direct access to London's Liverpool street station. The A12 leading to London is an approx. 15/20 minute drive, and access to the A127 and A13 is via the A130.

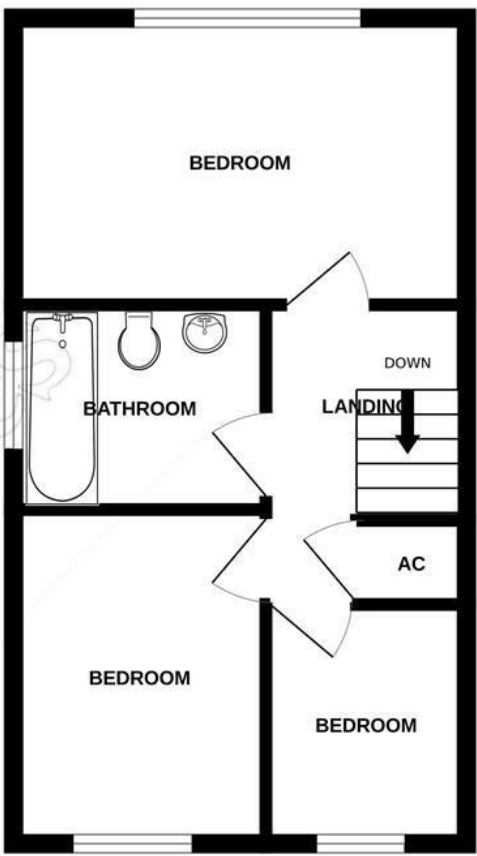
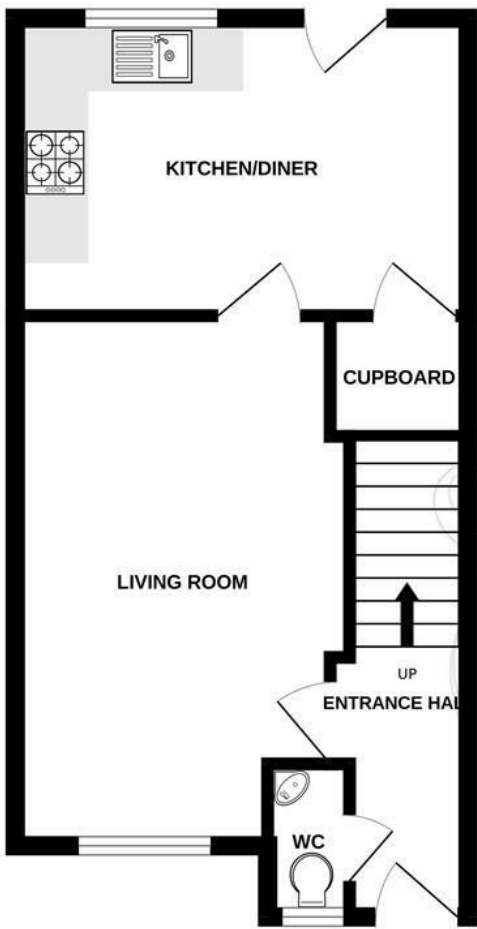
AGENTS NOTE:

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 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.



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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