



1 Drayton Close, Maldon , Essex CM9 6XA
Offers over £330,000

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

Offering NO ONWARD CHAIN is this THREE bedroom SEMI DETACHED property that is situated within a cul-de-sac location. The property has a RE-FITTED white kitchen with recently fitted Glow-worm boiler and a ground floor CLOAKROOM. The lounge leads into the dining room with doors to the 15'10 CONSERVATORY. The SOUTH FACING REAR GARDEN also leads to the GARAGE which is directly behind the rear garden. There is DRIVEWAY PARKING to the FRONT. Energy Efficiency Rating D. Council Tax Band C.

Master Bedroom 12'2 x 10'2 (3.71m x 3.10m)

Window to front, radiator, built in wardrobes.

Bedroom 2 10'3 x 10' (3.12m x 3.05m)

Window to rear, radiator.

Bedroom 3 8'10 x 7'11 (2.69m x 2.41m)

Window to front, radiator, built in cupboard.

Bathroom

Window to rear, radiator. Three piece suite comprising of wc, wash hand basin. Bath, tiled to walls. (The bathroom is in need of a re-fit)

Landing

Window to side, airing cupboard, access to loft. Stairs down to,

Entrance Hall

Part glazed entrance door, radiator.

Cloakroom

Window to front, two piece suite comprising of wc and wash hand basin, radiator.

Lounge 12'1 x 12 (3.68m x 3.66m)

Window to front, radiator. Through to.

Dining Room 11'5 x 7'11 (3.48m x 2.41m)

Radiator, double glazed patio doors to conservatory and through to kitchen.

Kitchen 11'5 x 10' (3.48m x 3.05m)

Re Fitted kitchen with white gloss fronted base and wall cabinets and drawer unit, with integrated Lamona oven and four ring gas hob an extractor fan. Sink and drainer unit and space for appliances, radiator. Storage cupboard. Recently fitted Glow worm boiler. Tiled to floor. Door to Conservatory.

Conservatory 15'10 x 7' (4.83m x 2.13m)

Pvc double glazed windows to rear and side and door to garden. Tiled to floor and radiator.

Rear Garden

Block paced patio with path to side leading to gate to frontage. Lawned garden with shrub and flower borders. Shed. Access to garage to rear (Garage is adjacent to the rear garden)

Frontage

Parking on driveway and lawned.

Garage

Up and over door.

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.

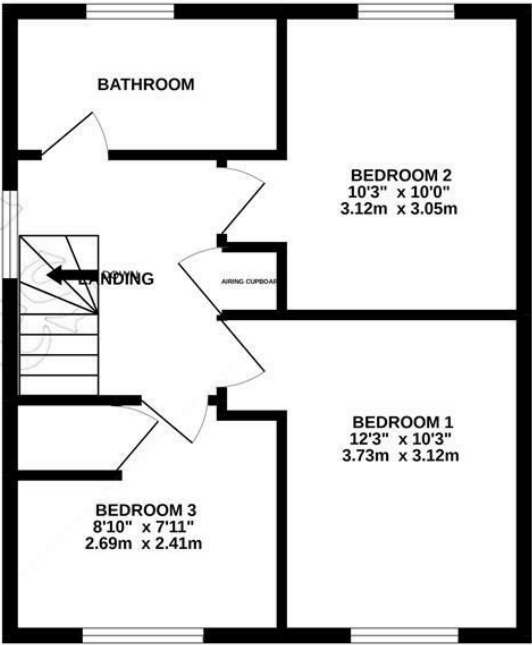
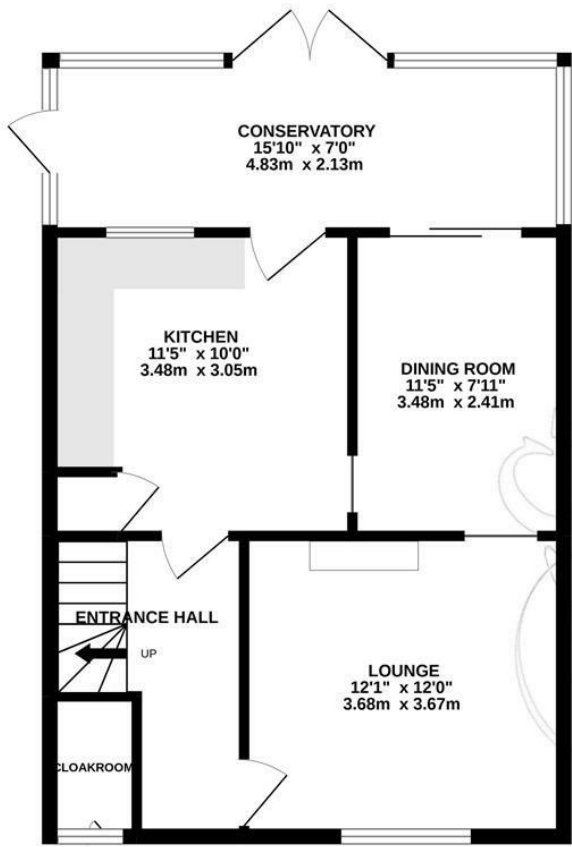
Area Description

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.



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.
Made with Metropix ©2022.

