



3 Lawling Avenue, Maldon , CM9 4YT
 Guide price £340,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to Lawling Avenue, Heybridge - a charming location for this delightful property! This lovely house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones with three bedrooms, there's plenty of space for the whole family to unwind and make themselves at home.

The property features an IMPRESSIVE RE-FITTED KITCHEN and a bathroom. Situated in a popular & sought after location, this house offers a serene retreat from the hustle and bustle of everyday life. One of the standout features of this property is the GARAGE & DRIVEWAY with parking for two/three vehicles, providing ample room for both residents and guests. Whether you're a car enthusiast or simply value the convenience of off-street parking, this feature is sure to impress.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and discover the endless possibilities that this property on Lawling Avenue has to offer. Energy Efficiency Rating C. Council Tax Band D.

Entrance Hall

Main entrance door, double glazed window, radiator, stairs to the first floor, under stairs cupboard and a further built in storage cupboard and doors leading to:

Ground Floor WC

Double glazed window to side, low level WC, hand wash basin, radiator.

Lounge

Double glazed window to front, feature fireplace with an electric fire, radiator and archway through to;

Dining Room

Double glazed patio doors to the garden, radiator and storage cupboard.

Kitchen

Double glazed windows to rear and side, range of shaker style wall and base units, finished with granite work surfaces, inset 1 1/2 sink drainer with drainer, inset hob with extractor above, built-in oven, integrated dishwasher and washing machine, space for a freestanding fridge/freezer, wall mounted gas boiler and door to the rear garden.

First Floor

Double glazed landing window, loft access, airing cupboard.

Bedroom One

Double glazed window to front and radiator

Bedroom Two

Double glazed window to rear, fitted wardrobes and radiator.

Bedroom Three

Double glazed window to front, built-in cupboard and radiator.

Bathroom

Opaque double glazed window to rear, panelled bath with an electric shower over and glass shower screen, close coupled WC, pedestal wash hand basin, part tiled walls and radiator.

Outside

Garden

A side gate gives access to and from the driveway, the garden is mainly laid to lawn with a paved patio, flower bed borders and enclosed by fencing to the boundaries.

Parking

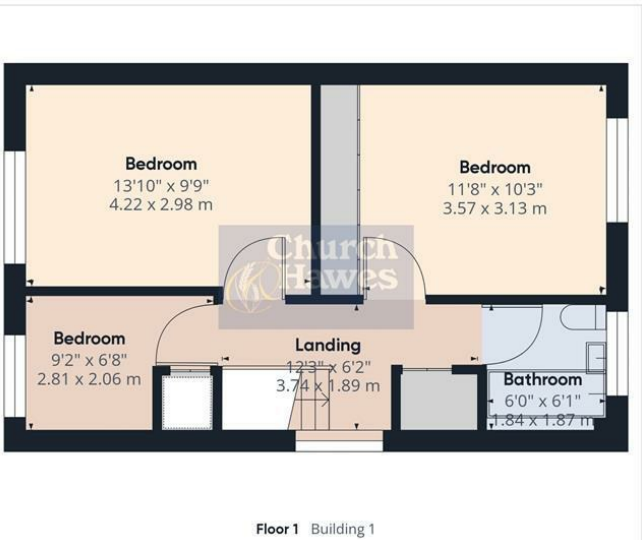
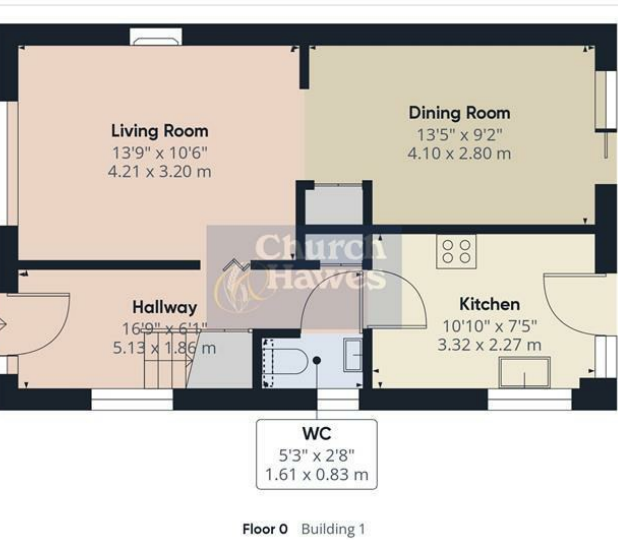
Off road parking provided for 2/3 cars

Garage

Up and over door, power and lighting connected and a side window.

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.



Approximate total area[®]
 1039.15 ft²
 96.54 m²

Reduced headroom
 1.35 ft²
 0.13 m²



(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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