



Ridgeway, Maldon , Essex CM9 6UF  
Offers in excess of £390,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

OFFERED FOR SALE WITH NO ONWARD CHAIN! A delightful three-bedroom house offering a blend of modern living and comfort. Having been recently refurbished & modernised to a high standard, the property boasts an IMPRESSIVE RE-FITTED KITCHEN designed with both style and functionality in mind, making it an ideal space for family gatherings or entertaining friends.

The accommodation comprises a generous reception room that welcomes you with warmth and light, providing an ideal setting for relaxation, while the RE-FITTED BATHROOM features contemporary fixtures and finishes, ensuring a refreshing start to your day, plus a ground floor cloakroom/W.C.

The property is complemented by ample driveway, providing convenient parking for multiple vehicles. Additionally, the detached garage offers further storage options. This property is not only a wonderful family home but also a fantastic opportunity for those seeking a modern lifestyle in a desirable location. With its thoughtful renovations and practical features, this house is ready to welcome its new owners.  
Energy Efficiency Rating D. Council Tax Band D.



**Bedroom 1 11'11 x 9'2 (3.63m x 2.79m)**

Double glazed window to rear, radiator, inset lighting to ceiling, wood laminate effect flooring, range of fitted wardrobes.

**Bedroom 2 10'3 x 7'3 (3.12m x 2.21m)**

Double glazed window to front, radiator, inset lighting to ceiling, wood laminate effect flooring.

**Bedroom 3 7'4 x 6'9 (2.24m x 2.06m)**

Double glazed window to front, radiator, inset lighting to ceiling, wood laminate effect flooring.

**Re-Fitted Bathroom**

Double glazed window to side, ladder towel radiator, shaver point, bathroom suite comprising of low level w.c, wash hand basin with mixer tap, bath with mixer tap, shower unit with rainforest shower head, inset lighting to ceiling, tiled floor, tiled to bath area.

**Landing**

Access to loft space, inset lighting to ceiling, wood laminate effect flooring, under stairs storage cupboard, stairs down to ground floor.

**Entrance Hall**

Entrance door, radiator, panelling to walls, inset lighting to ceiling.

**Cloakroom/W.C**

Obscure double glazed window to front, low level w.c, wash hand basin, tiled to walls, tiled floor.

**Lounge 15'11 x 10'4 (4.85m x 3.15m)**

Double glazed window to front, radiator, wood laminate effect flooring, inset lighting to ceiling.

**Kitchen 13'9 x 9'1 (4.19m x 2.77m)**

Double glazed window to rear, door to rear leading to garden, space for washing machine, built in oven, four ring hob & extractor hood, fitted base and wall mounted units, inset lighting to ceiling, tiled floor, tiled splash backs, space for American style fridge/freezer, under stairs storage cupboard, sink unit with mixer tap set into worksurfaces, built in dishwasher.

**Rear Garden approx 98' max length side boundary (approx 29.87m max length side boundary)**

Outside tap, fenced to boundaries, laid to lawn, side access gate & pathway leading to Garage.

**Detached Single Garage**

Up and over door, power and light connected, personal door to garden.

**Frontage**

Ample parking is provided off road via the driveway for numerous cars.

**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.



Church Hawes



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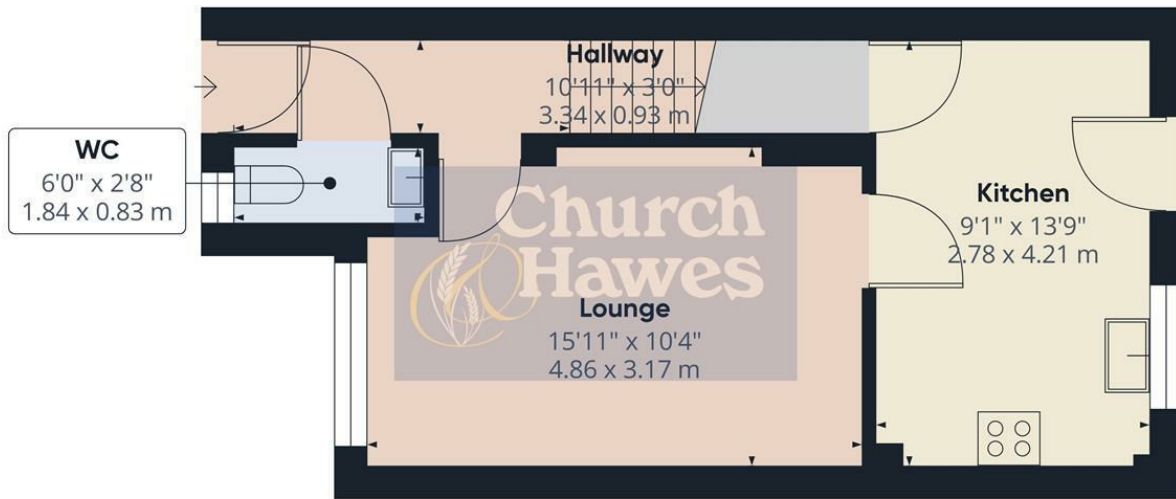


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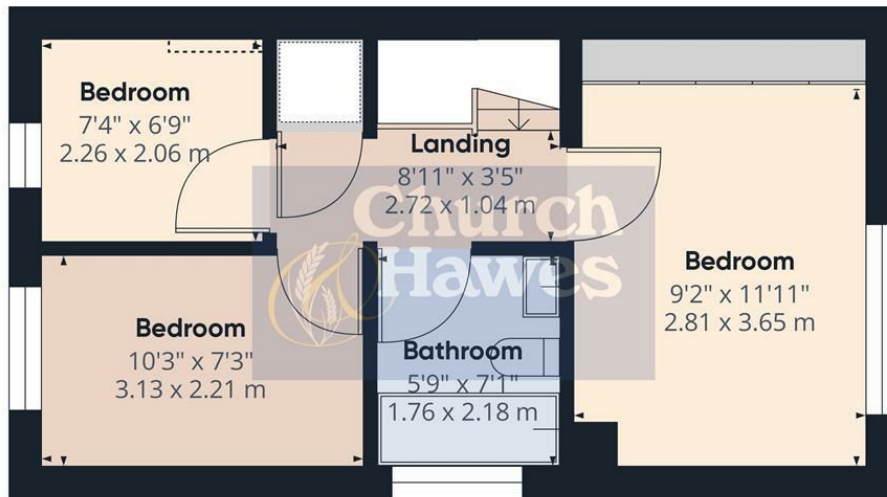


Church Hawes





Floor 0



Floor 1

**Approximate total area<sup>®</sup>**

682.13 ft<sup>2</sup>  
63.37 m<sup>2</sup>

**Reduced headroom**

1.49 ft<sup>2</sup>  
0.14 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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