



13 London Road, Maldon , CM9 6HD  
Price £500,000

**Church & Hawes**

Est. 1977

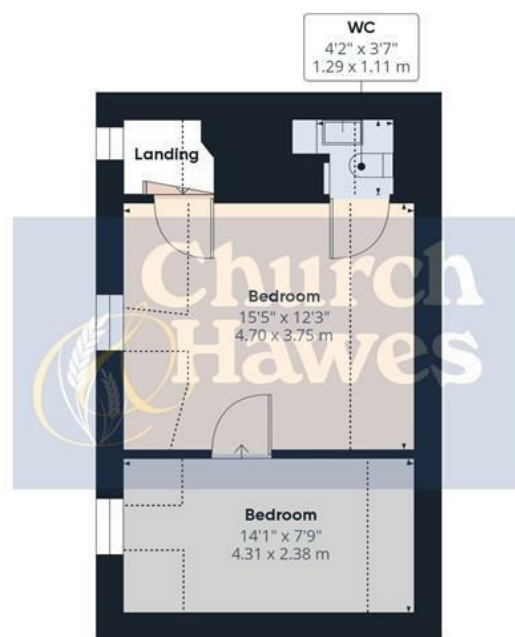
Estate Agents, Valuers, Letting & Management Agents

Welcome to this charming TWO BEDROOM GRADE II LISTED CHARACTER COTTAGE located on London Road JUST A STONES THROM FROM MALDON'S HISTORIC HIGH STREET. This property boasts a wealth of charm and character, perfect for those who appreciate a touch of history in their home due to its unique appeal and historical significance. Upon entering, you are greeted by two cosy reception rooms, ideal for relaxing or entertaining guests offering versatile ground floor accommodation. Also to the ground floor is an impressive extended kitchen/breakfast room plus ground floor bathroom. Situated close to the High Street, you'll have easy access to local amenities, shops, and restaurants, making daily errands a breeze. The convenience of ADJACENT DRIVEWAY PARKING ensures you'll never have to worry about finding a spot after a long day out.

If you are looking for a quaint retreat, this home offers a blend of traditional charm and modern comfort, don't miss the opportunity to own a piece of history in this lovely property on London Road. Book a viewing today and step into a world of timeless elegance.  
 Energy Efficiency Rating F. Council Tax Band C.



Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**  
 858.53 ft<sup>2</sup>  
 79.76 m<sup>2</sup>

**Reduced headroom**  
 128.74 ft<sup>2</sup>  
 11.96 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.

GIRAFFE360



**Bedroom 1 15'5 x 12'3 (4.70m x 3.73m)**

Window to front, two radiators, exposed beams & timbers, through to Bedroom 2 & door to:

**W.C**

Low level w.c, wash hand basin, tiled splash backs, exposed timbers, extractor fan.

**Bedroom 2 14'1 x 7'9 (4.29m x 2.36m)**

(Accessed via Bedroom one) Window to front, radiator, exposed beams & timbers.

**Landing**

Stairs down to ground floor

**Living Room 14'9 x 12'8 (4.50m x 3.86m)**

Entrance door, sash secondary glazed window to front, two radiators, fireplace with log burner, under stairs study area, exposed beams & timbers, stairs rising to first floor, door to Kitchen & door to:

**2nd Reception Room / Study 13'11 x 7'10 (4.24m x 2.39m)**

Sash secondary glazed window to front, exposed beams & timbers, radiator.

**Kitchen/Dining Room 17'6 x 9'2 (5.33m x 2.79m)**

Double glazed window to rear & side, secondary glazed window to side, two radiators, space for fridge/freezer, space for washing machine, sink unit with mixer tap, tiled floor, exposed beams & timbers, partly vaulted ceiling to dining area, range of fitted base and wall mounted units, tiled splash backs, Rayburn oven fuelling heating & hot water.

**Inner Hall**

Window to rear, tiled floor, door to:

**Bathroom**

Obscure glazed window to rear, tiled floor, radiator, low level w.c, wash hand basin, bath with mixer tap and shower attachment, extractor fan, tile to walls.

**Rear Garden**

Mainly paved with flower and shrub beds, open fronted log store, storage shed & workshop, external lighting, outside tap, gate providing access to front & driveway.

**Adjacent Driveway**

Providing ample off road parking, outside tap.

**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.

