



14 Lincoln Way, Maldon , CM9 6GL
Guide price £400,000

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

Situated on the popular Handley Gardens Development, this MODERN semi-detached house which was constructed in 2020 by Taylor Wimpy. The house boasts a fully integral kitchen, lounge/diner, three well proportioned rooms including a 20ft main bedroom with en suite.

For those with vehicles, the property includes parking for two vehicles, a valuable feature in today’s busy world. The location itself is a significant advantage, with easy access to local amenities, schools, and parks, making it a desirable choice for families and professionals alike.

Tenure: Freehold - Council Tax Band: D - Energy Efficiency Rating: B

Entrance Hall
Main entrance door, radiator, control panel for house alarm, under stairs storage cupboard, stairs to first floor.

Kitchen 11'3 x 8'7 (3.43m x 2.62m)
Fully integrated kitchen with dishwasher, fridge freezer and washing machine. Range of high gloss wall and base units, work top surfaces, 1 & 1/2 bowl sink with drainer, integrated gas hob and eye level oven and grill. Radiator and double glazed window.

Ground Floor WC
Low level wc, hand wash basin, radiator, extractor.

Lounge/Diner 15'10 x 12'1 (4.83m x 3.68m)
Double glazed French doors leading out to the garden, modern vertical radiator.

First Floor
Double glazed landing

Bedroom Two 13'11 x 11'1 (4.24m x 3.38m)
Double glazed window, radiator, built in wardrobes

Bedroom Three 9'7 x 8'5 (2.92m x 2.57m)
Radiator, double glazed window

Bathroom
Panel bath with mains shower over, low level wc, wash basin, heated towel radiator, extractor.

Second Floor

Bedroom One 20'4 x 11' (6.20m x 3.35m)
Double glazed window, double glazed velux window, radiator, access to en suite.

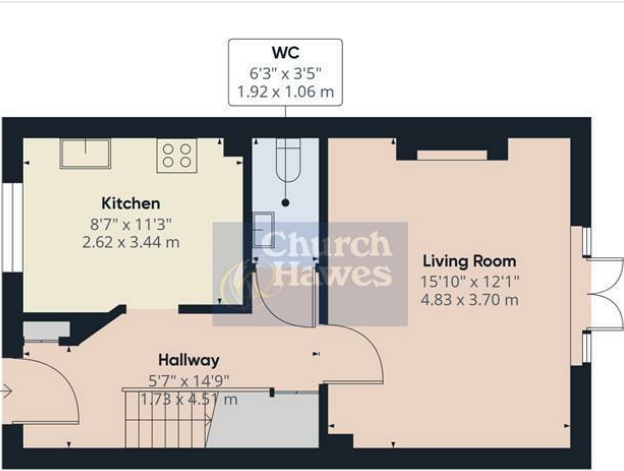
En Suite
Mains shower unit with shower cubicle, double glazed velux window, low level wc, wash basin, extractor.

Outside

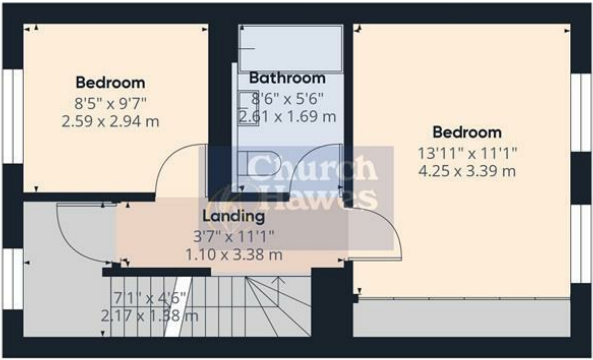
Garden
Good size garden with large patio seating area, laid to lawn with additional seating area to the rear of the garden under a pergola. Gated access to the front of the house.

Driveway
Driveway parking for two cars, gated access to the garden.

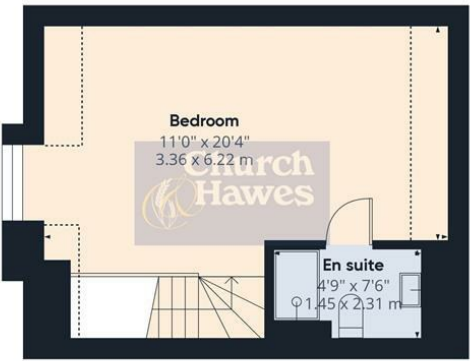
Agents Note
These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore 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.



Floor 0



Floor 1



Floor 2

Approximate total area [®]
1081.36 ft ²
100.46 m ²
Reduced headroom
36.61 ft ²
3.4 m ²

(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 were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

