



11 Goldhanger Road, Maldon , CM9 4QR
 Price £460,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offered with NO ONWARD CHAIN is this individual detached house is a true gem from the 1930s. As you step inside, you are greeted by two inviting reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three spacious bedrooms, including a en suite, this property offers ample space for a growing family or those who enjoy having a guest room or home office. The individual charm of this house is evident in every corner, with each room exuding character and warmth. Situated on a generous plot of approximately 0.20 acres which offers great potential for further development (STPP), the outdoor space is a blank canvas for your gardening aspirations or outdoor activities. The driveway and garage provide convenient parking for up to four vehicles, ensuring you never have to worry about finding a spot for your car.

Whether you're captivated by the historical allure of properties from the 1930s or simply seeking a home with ample space and character, this house on Goldhanger Road is sure to tick all the boxes. Don't miss the opportunity to make this charming property your own and create lasting memories in a house that truly feels like home.

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

Entrance Hall

Main entrance door, side window, stairs to first floor, radiator, under stairs storage cupboard.

Dining Room 12'1" x 12'1" (3.68m x 3.68m)

Double glazed window to the front, radiator.

Lounge 17'2" x 12'2" (5.23m x 3.71m)

Feature fireplace with electric fire inset, radiator, patio sliding door leading to the conservatory.

Conservatory 10'9" x 9'10" (3.28m x 3.00m)

Brick based with sealed double glazed units, double glazed French style doors leading out to the garden.

Kitchen 13'1" x 8'3" (3.99m x 2.51m)

Range of wall and base units, work top surfaces, sink with drainer, integrated hob, built in eye level oven, space for further appliances, dual aspect windows to the rear and side, double glazed door leading out to the garden.

First Floor

Landing window, loft access

Bedroom One 13'1" x 12'2" (3.99m x 3.71m)

Fitted wardrobes, storage cupboards and dressing table, radiator, window and access through to the en suite.

En Suite

Walk in shower with wall mounted power shower unit, low level wc, wash basin, radiator, storage cabinet, double glazed window.

Bedroom Two 12'2" x 10'2" (3.71m x 3.10m)

Fitted wardrobes, storage cupboards, drawers and dressing table, radiator, double glazed window.

Bedroom Three 8'1" x 7'4" (2.46m x 2.24m)

Radiator, double glazed window

Bathroom 11'2" x 8'3" (3.40m x 2.51m)

Large corner bath with wall mounted power shower unit over, low level wc, wash basin with storage cupboards, bidet, double glazed window, extractor.

Outside

Garden

The garden is divided into two plots.

Plot 1) is approx. 90 - 100ft (0.05 acre) which has a patio seating area, laid to lawn with pathway, access to the front of the house, access to the garage and outside wc.

Plot 2) Is triangle shape and approx. 0.06 acre which is lawn with border trees.

Garage 19' x 9'5" (5.79m x 2.87m)

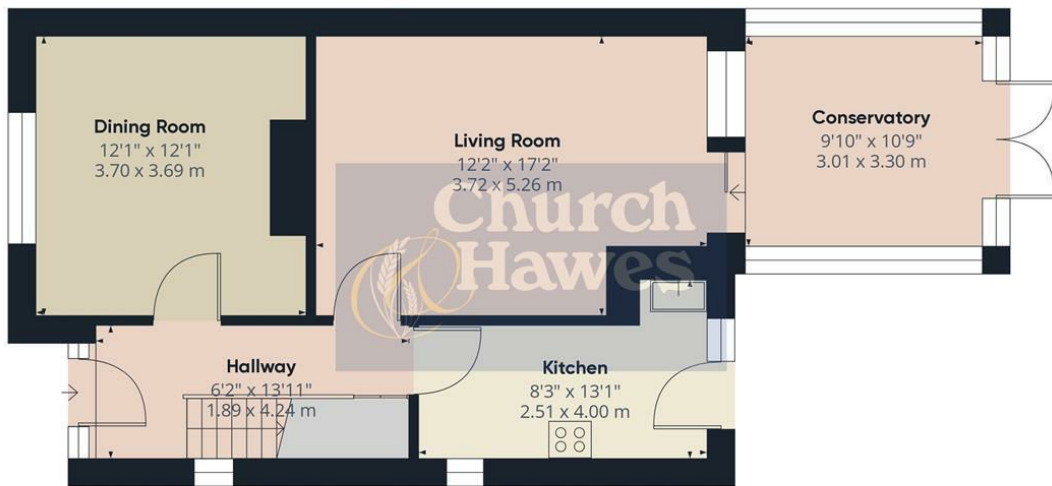
Power and lighting, up and over door, window and side door.

Parking

Off road parking is provided at the front for 3/4 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.



Approximate total area[®]
 1157.55 ft²
 107.54 m²

(1) Excluding balconies and terraces

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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