



25 Victoria Road, Maldon , Essex CM9 5HE
 Offers over £450,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Nestled on the charming Victoria Road in Maldon, this delightful semi-detached house offers a perfect blend of character and modern living. The heart of the home is undoubtedly the impressive 26ft kitchen/dining area, which is perfect for family meals and gatherings. This space is designed to be both functional and welcoming, making it a joy to cook and dine in. Additionally, the property boasts a utility room and a convenient ground floor cloakroom, enhancing the practicality of everyday living. The re-fitted bathroom adds a touch of contemporary style, ensuring that your daily routines are both comfortable and enjoyable.

Situated close to Maldon High Street, residents will benefit from easy access to a variety of shops, cafes, and local amenities. This prime location not only offers convenience but also the opportunity to enjoy the vibrant community that Maldon has to offer.

Tenure: Freehold - Council Tax Band: C - Energy Efficiency Rating D.

Entrance Hall

Main entrance door, stairs to the first floor, access to lounge and kitchen/diner

Lounge 13'8 x 12'9 (4.17m x 3.89m)

Bay window to the front, feature fireplace, radiator.

Dining Room 11' x 12'9 (3.35m x 3.89m)

Radiator, under stairs storage cupboard, log burner with mantel, open plan with the remainder of the kitchen/dining area.

Kitchen/Breakfast 23'8 x 11'11 (7.21m x 3.63m)

Open plan kitchen area which comprises of a range of high gloss, German style wall and base units, wooden worktop surfaces, stainless steel sink with drainer, breakfast bar, under floor heating. Integral fridge/freezer, dishwasher, hob and oven. Double glazed windows, double glazed French doors leading to the garden and door leading to:

Utility/WC

Concealed cistern WC, hand wash basin with storage beneath, space and plumbing for washing machine and tumble dryer. Wall mounted gas boiler.

First Floor

Stairs to second floor with complimentary built into the stairs sensor lighting.

Bedroom One 11'6 x 13' (3.51m x 3.96m)

Twin Sash windows, radiator, fitted bedside shelving, built in storage cupboard.

Bedroom Three 8'6 x 7'8 (2.59m x 2.34m)

Window, radiator.

Bathroom

Re fitted luxury suite with bath and shower over plus shower attachment, built in shelving with lighting, wall hung WC, wash basin with vanity storage beneath. Fixed mirror with lighting, sash window, extractor fan and heated towel rail.

Second Floor

Bedroom Two 14'9 x 10'9 (4.50m x 3.28m)

Dual velux windows, built in wardrobes and plenty of eaves storage, under floor heating.

Outside

Garden

The garden commences with a raised decking sitting area, remainder laid to lawn, pathway leading to the rear of the garden. Side access.

Maldon

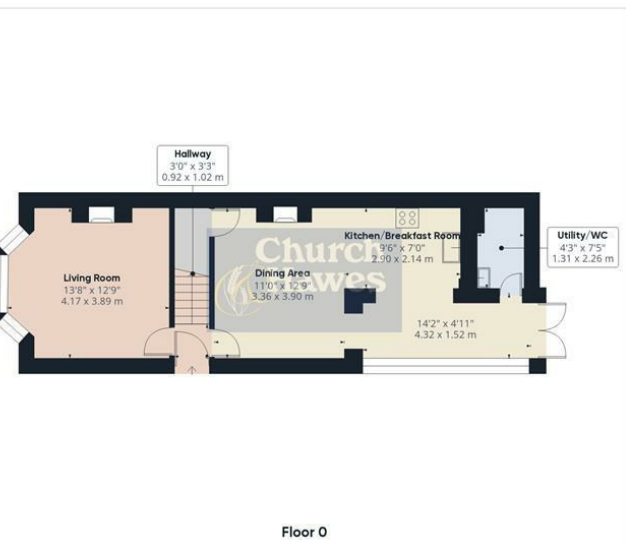
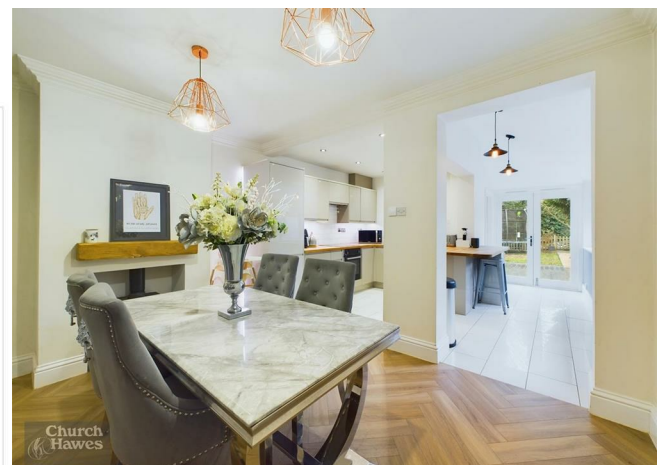
The Historic town of Maldon sits proudly on a hill but no visit to the district would be complete without a visit to the popular Hythe Quay, where many Thames Barges have been lovingly restored. Maldon is also famous for its delectable product, Maldon Sea Salt, which is harvested in the area and is renowned worldwide. It's also home to the Battle of Maldon and features the oldest battlefield in Britain, adding to its historical significance. Lastly, the impressive architectural features in Maldon, including the All Saints' Church with a unique triangular tower and links to George Washington (the 1st US President) and the Plume Library.

Neighbouring Heybridge enjoys it's very own riverside experience, with Heybridge Basin being the start of the Chelmer & Blackwater navigation inland canal from the River Blackwater which was first used in 1793.

Maldon and Heybridge have a large range of schools which include The Plume Academy. Maldon is situated just 10 Miles from Chelmsford, 9 miles from South Woodham Ferrers, 7 Miles from Witham train station, 6 miles from Hatfield Peverel train station and 7 miles from North Fambridge train station.

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[®]

1010.85 ft²
 93.91 m²

Reduced headroom

49.87 ft²
 4.63 m²



(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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