

Highlands Drive, Maldon, Essex

£350,000



- Three Bedroom Semi-Detached House
- Conservatory
- First floor bathroom
- Modern re-fitted kitchen/diner
- Good sized living room
- Close To Maldon High Street & Schools
- Desirable location
- Ample driveway parking
- Energy Performance Certificate - C



Situated within a favourable turning, close to Maldon High Street, is this well presented, semi-detached home. In brief the accommodation comprises, three bedrooms, bathroom with four piece suite, living room, re-fitted modern kitchen and a good sized conservatory. Externally there is ample driveway parking and a nice garden. This residence is ideally situated giving easy access to the local amenities and is just a short walk to the primary school located around the corner on the same road.

Location - As previously mentioned the property is located in a prime position giving easy access to Maldon High Street which provides a range of independent and national shops as well as public houses and eateries. Maldon is also well known for the Promenade Park and Hythe Quay with its famous London sailing barges, both of which are close by. The well regarded 'All Saints' primary school is located on the same road as this property and Plume Secondary school is within just a short walk. For the commuter, Hatfield Peverel can be found within 6.5 miles, where there is a mainline station offering direct links to London Liverpool Street, as well as access onto A12 trunk road. Furthermore, the City of Chelmsford can be found within 10.5 miles with it's comprehensive shops and leisure facilities.

Ground Floor

Entrance Porch

Door to front and door to:

Living Room

18' 8" x 12' 9" (5.69m x 3.89m)

Double glazed window to front, radiator, under stairs cupboard, stairs rising to the first floor with a double glazed window at the half landing. Door to:

Kitchen/Diner

18' 8" x 10' 0" (5.69m x 3.05m)

Double glazed window to rear, modern fitted kitchen comprising; a range of wall and base mounted units, integrated fridge/freezer, finished with wood effect rolled edge work surfaces with matching upstands, inset sink with mixer tap, inset hob with extractor above, built-in oven and microwave/oven, built-in cupboard housing the boiler. Door to side and door to:



Conservatory

13' 6" x 8' 11" (4.11m x 2.72m)

Double glazed window to rear and sides, radiator and double doors to:

First Floor

Landing

Stairs to the ground floor, airing cupboard, radiator, access to loft and doors leading to:

Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)

Double glazed window to rear and radiator.

Bedroom Two

11' 3" x 8' 2" (3.43m x 2.49m)

Two double glazed windows to front and radiator.

Bedroom Three

8' 3" x 7' 1" (2.51m x 2.16m)

Double glazed window to front and radiator.

Bathroom

Opaque double glazed window to rear, suite comprising; close coupled WC, pedestal wash hand basin with mixer tap, panel enclosed bath with mixer tap and shower attachment, large walk in shower cubicle, heated towel rail and tiling to walls.

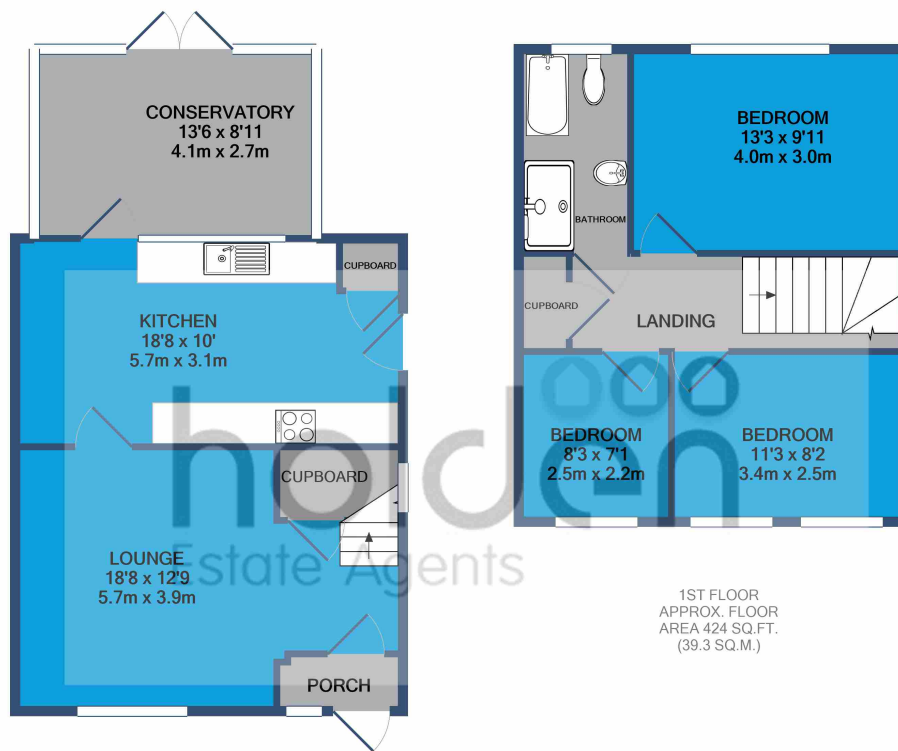
Outside

Front

A Tarmac driveway provides off street parking for approximately three vehicles and gives way to the front door and side access.

Rear Garden

Predominately laid to lawn with a patio area and shed. Enclosed by fencing to the boundaries, flower bed to rear boundary. Side access gate.



GROUND FLOOR
APPROX. FLOOR
AREA 549 SQ.FT.
(51.0 SQ.M.)

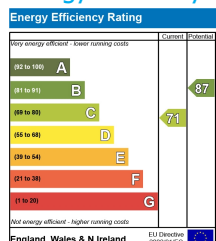
1ST FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 973 SQ.FT. (90.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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ENERGY GRAPHS

Energy Efficiency Rating



Energy Impact Rating

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environment impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating, the less impact it has on the environment.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Every effort has been made to ensure that consumers are treated fairly and provided with accurate material information as required by law. It must be noted however that the agent has not tested any apparatus, equipment, fixture, fittings or services and does not verify they are in working order, fit for their purpose, or within the ownership of the seller. Neither has the agent checked the legal documentation to verify the legal status of the property. A buyer must have information verified by their own solicitors or other advisers. These details form part of our database, which is protected by database rights and copyright laws. No unauthorised copying or distribution without permission.

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