



Maldon Road, Langford, Maldon, CM9 4SS

Council Tax Band G (Maldon District Council)

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£1,250,000 Freehold

2016 built family home set back off the road with gated access, presented in excellent order, set on a plot of 1/3 acre, with a separate portion of land to the front, double garage as well as other outbuildings ideal for workshop, studio, gym, lovely landscaped rear garden.

ACCOMMODATION

The property has reception hall with cloakroom wc, with a dining room to the front of the property, a spacious lounge with open fire log burner and Bi fold doors opening out to the expansive rear patio terrace. The hub of the house is the kitchen dining breakfast room which enjoys bi-fold doors to front and rear. The kitchen area boasts a generous Island with inset NEFF hob with retractable cooker hood, breakfast bar area, and storage drawers. The remainder is fitted with a range of units with a comprehensive range of integrated appliances including NEFF oven and undercounter drinks fridge. The rest is open plan proving a bespoke seating area, built in units housing TV screen. Off the kitchen is a useful utility room, with facility for appliances and door leading to the side.

Upstairs is a spacious part galleried landing, with cupboard housing an Elson pressurised water and heating system. There are four generous double bedrooms, two enjoying ensuites with the main bedroom ensuite enjoying both bath and shower facility, the other ideal as a guest suite, as well as a family bathroom providing both bath and shower facility.

OUTSIDE

The outside areas are a salient feature of this property. To the front is a block paved driveway proving parking as well as access to the larger than standard double garage with pitched roof providing additional storage. The garage leads though to a large workshop / studio / gym which in turn leads to a further workshop / studio. Opposite across the driveway is an additional brick built storage facility.

There is an additional parcel of land to the front accessed via a five bar gate, with timber post and rail fencing to to the front, hedging to three sides providing screening, which is currently an Orchard and has ample space for additional storage.

To the rear is a well maintained and landscaped rear garden, un overlooked from the rear, with extensive curved paved terrace extending across the rear of the property, timber BBQ shelter, raised lavender beds, path leading to the rear of the garden providing access to the timber summer house , green house, shed and pergola. There are shrub and flower beds with integrated auto watering system.

To the side is a wide double gated access providing easy wide access to the garden from the front.

LOCATION

The property is within a few minutes drive of Maldon town, which benefits from the highly regarded Wentworth Primary School and Plume Academy senior school. Maldon High Street enjoys a full range of shops, restaurants and public houses. Recreational facilities, Promenade Park and Hythe Quay with the famous Thames sailing barges are all within easy reach. For the commuter, Hatfield Peverel station can be found within 4 miles, providing direct links to London Liverpool Street. The Danbury A12 junction can be reached approximatley 7 miles away, also providing a Park and Ride service at Sandon to Chelmsford City Centre

- 2016 Build Detached House Occupying 0.3 acre plot
- Two ensuites and family bathroom
- Separate lounge and dining rooms
- Set back of the road with gated entrance
- Block paved driveway providing ample parking space
- Offering over 3000 ft2 of accomodation
- Open plan kitchen/ breakfast/ family room
- Double garage plus two additional garage/workshops/outbuildings
- Additional garden area to the front
- Landscaped rear garden with patio terraces













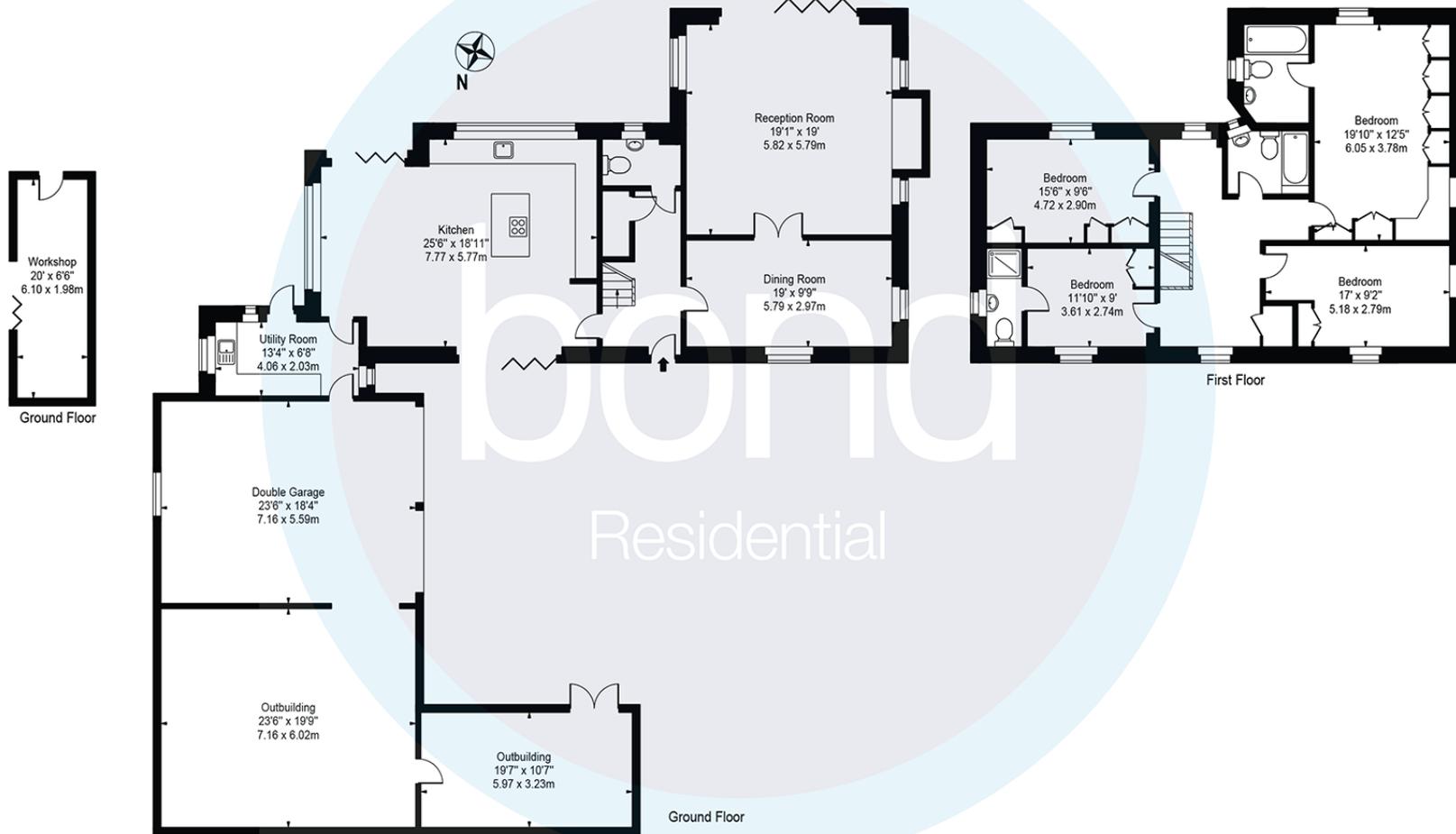
Approx. Gross Internal Area 3439 Sq Ft - 319.49 Sq M
(Including Double Garage, Outbuildings & Excluding Workshop)

Approx. Gross Internal Area 2337 Sq Ft - 217.11 Sq M
(Excluding Double Garage, Outbuildings & Workshop)

Approx. Gross Internal Area Of Double Garage 431 Sq Ft - 40.02 Sq M

Approx. Gross Internal Area Of Outbuildings 671 Sq Ft - 62.38 Sq M

Approx. Gross Internal Area Of Workshop 130 Sq Ft - 12.08 Sq M



For Illustration Purposes Only - Not To Scale

This floor plan should be used as a general outline for guidance only and does not constitute in whole or in part an offer or contract. Any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and full survey as to the correctness of each statement. Any areas, measurements or distances quoted are approximate and should not be used to value a property or be the basis of any sale or let.

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