



# Ardent estates

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other details 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 operation or efficiency can be given.  
Made with Memphis 01222



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 Plus) <b>A</b>			
(81-91) <b>B</b>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>61</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## 32 Longfellow Road, Maldon, CM9 6BD

Well presented 2 bedroom semi detached bungalow with CONSERVATORY situated in a cul de sac location within easy reach of local shops and amenities

**Price £340,000 Freehold**

16a High Street, Maldon,  
Essex CM9 5PJ  
info@ardentestates.co.uk

www.ardentestates.co.uk  
**TEL: 01621 851014**





Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate and photographs provided for guidance only.

- 2 Bedrooms
- Well Presented
- Conservatory
- Gas Central Heating
- Double Glazed
- Cul de Sac Location
- Close to Shops and Amenities
- Attractive Garden

Well presented 2 bedroom semi detached bungalow with CONSERVATORY situated in a cul de sac location within easy reach of local shops and amenities. The accommodation consists of 2 bedrooms, shower room/w/c, fitted kitchen, conservatory and lounge. The front garden is landscaped and rear garden is well stocked.

**Porch**  
doors to entrance and rear garden

**Hallway**  
loft access with ladder

**Bedroom 1**  
**12'10" (3.91m) x 11'1" (3.38m)**  
2 windows to rear, radiator, door to conservatory

**Bedroom 2**  
**8'10" (2.69m) x 8'0" (2.44m)**  
window to side, radiator, double doors to garden

**Kitchen**  
**9'11" (3.02m) x 8'9" (2.67m)**  
window to front, radiator, oven/hob, extractor fan, fridge/freezer, dishwasher, range of base and wall units, work surfaces, sink unit, gas boiler

**Lounge**  
**14'4" (4.37m) x 11'1" (3.38m)**  
window to front, radiator

**Shower Room**  
window to side, shower, wash basin, w/c, radiator

**Conservatory**  
**9'2" (2.79m) x 7'3" (2.21m)**  
radiator, door to garden,

**Front**  
paved and shingled area, shrub bed

**Garden**  
patio area, decked area with artificial turf, lawned area, raised shingle borders, shed,

