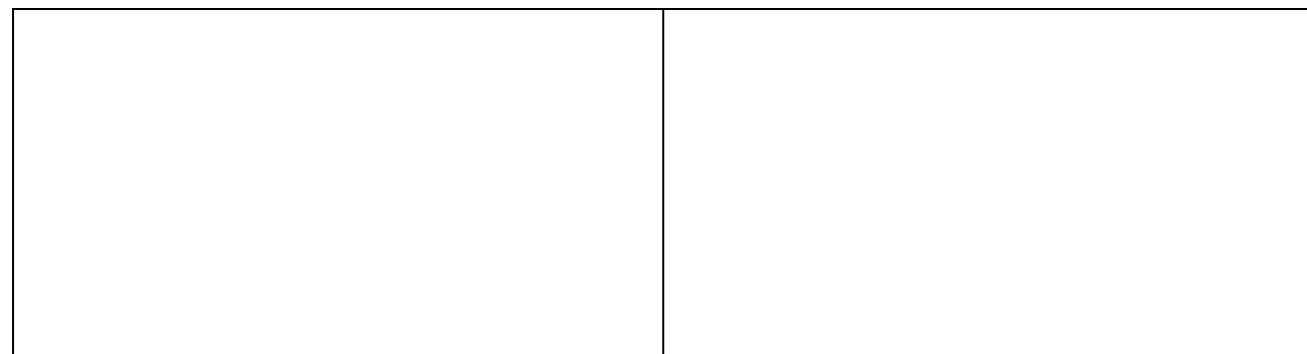




Ardent estates



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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17 Plume Avenue, Maldon, CM9 6LB

Situated in a sought after cul de sac on the popular western side of Maldon, a fully refurbished and extended 4 bedroom family home with ample parking and a 60 ft REAR GARDEN.

Price £599,995 Freehold

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Essex CM9 6YR
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Kitchen Area
14'8" (4.47m) x 10'4" (3.15m)

window to rear, sink unit, modern fitted kitchen with base and wall units including double opening pantry cupboard with light, work surfaces and breakfast bar, oven, hob and extractor, fridge and freezer, dishwasher, radiator.

Breakfast Area
10'5" (3.18m) x 9'7" (2.92m)

work tops and breakfast bar, serving opening to dining room, radiator.

Cloakroom/Utility Room

window to side, wc, wash basin, work top, space for washing machine.

Side Lobby

door to further covered side area, cupboard housing gas boiler, access to storage/garage.

Storage/Garage

part converted garage currently being

used as a spare room, window to side, remote roller door.

Front Garden

in and out driveway with parking for several cars, well stocked shrub beds.

Rear Garden

approx 60 ft deep, paved area, shingle area, well stocked borders, large timber work shop to rear of garden with power connected, 2 storage sheds adajacent.

Timber Cabin

15'7" (4.75m) x 12'2" (3.71m)
 remote roller door, window and door to side, power and light, many potential uses including home working.

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.

- Extended
- Four Bedrooms
- En Suite
- Conservatory
- Sought After Cul De Sac
- Ample Parking
- Gas Heating
- 60 ft Garden

Situated in a sought after cul de sac on the popular western side of Maldon, a fully refurbished and extended 4 bedroom family home with ample parking and a 60 ft REAR GARDEN. The accommodation comprises 4 bedrooms, en suite to main, family bathroom/wc, sitting room, dining room, open plan kitchen and breakfast areas, cloakroom/utility room, conservatory, covered side area used as garden room and a partly converted garage. There is a timber cabin in the garden which has a variety of different potential uses and a large workshop/shed. The garden is approximately 60 ft deep and well stocked. There is ample parking to the front of the property and a further covered side area.. Local shops, schools and amenities are all within walking distance.

Bedroom 1
15'2" (4.62m) x 11'0" (3.35m)

window to front, radiator, built in wardrobes.

En Suite

window to rear, shower cubicle, wash basin, wc, radiator.

Bedroom 2
11'0" (3.35m) x 10'2" (3.1m)

window to rear, radiator, wardrobes.

Bedroom 3
12'9" (3.89m) x 9'9" (2.97m)

window to front, radiator, wardrobes.

Bedroom 4
8'8" (2.64m) x 8'0" (2.44m)

window to front, radiator

Bathroom/Wc

window to rear, bath with shower over, wash basin, wc, radiator.

Landing

window to side, airing cupboard.

Entrance Hall

entrance door, radiator.

Sitting Room

15'10" (4.83m) x 11'11" (3.63m)

Bay window to front, 2 windows to side, radiator, feature fireplace. access to dining room.

Dining Room

10'8" (3.25m) x 9'10" (3m)

window to side, radiator, doors to conservatory.

Conservatory

18'8" (5.69m) x 8'8" (2.64m)

Windows to rear, double doors to side.

Garden Room

31'11" (9.73m) x 7'0" (2.13m)

covered side access currently used as garden room, double door to front, door to rear.

