



# Arden estates

GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2021.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) <b>A</b>		93
(81-91) <b>B</b>	85	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

## 26 Repertor Drive, Maldon, CM9 6FQ

Situated in a quiet cul de sac location on a good sized plot, an immaculately presented four bedroom detached family home built approximately 5 years ago on the popular Lightermans Place development.

**Price £630,000 Freehold**

2 Tintagel Way Maldon  
Essex CM9 6YR  
info@ardentestates.co.uk

[www.ardentestates.co.uk](http://www.ardentestates.co.uk)  
**TEL: 01621 851014**





**20'0" (6.1m) x 19'9" (6.02m)**  
2 up and over doors, eaves storage, power band light, personal door to garden.

**Rear Garden**  
large plot measuring 60 ft x 106 ft to the maximum boundaries, patio area, lawned area with shrubs, side garden area adjacent fields, decked area.

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.

- Large Plot
- 4 Bedrooms
- En Suite
- Double Garage
- Impressive Kitchen/Breakfast Room
- Study
- Utility Room
- NHBC Warranty

Situated in a quiet cul de sac location on a good sized plot, an immaculately presented four bedroom detached family home built approximately 5 years ago on the popular Lightermans Place development. The property is within a couple of minutes walking distance of Maldons Promenade Park and the Leisure Centre, with schools and other amenities easily accessed.

**Bedroom 1**  
**16'3" (4.95m) x 12'3" (3.73m)**  
window to rear and side, radiator, built in wardrobes.

**En Suite**  
window to rear, shower cubicle, wash basin,wc, heated towel rail.

**Bedroom 2**  
**12'2" (3.71m) Into Recess x 11'9" (3.58m)**  
window to rear, radiator.

**Bedroom 3**  
**13'4" (4.06m) x 8'2" (2.49m)**

window to front, radiator.

**Bedroom 4**  
**10'9" (3.28m) x 8'2" (2.49m)**  
window to front, radiator.

**Bathroom/Wc**  
window to front, bath with shower attachment, separate shower cubicle, wash basin,wc, heated towel rail.

**Landing**  
window to side, airing cupboard, loft access, return stairs to ground floor.

**Entrance Hall**  
radiator, under stairs cupboard.

**Cloakroom**  
window to front wc, wash basin, radiator.

**Lounge**  
**16'3" (4.95m) x 12'3" (3.73m)**  
window to rear, double doors to garden, feature fireplace, 2 radiators.

**Study**  
**10'7" (3.23m) x 10'0" (3.05m) Into Bay**  
bay window to front, radiator.

**Kitchen/Breakfast Room**  
**22'1" (6.73m) Into Bay x 12'10" (3.91m) Max**  
bay window to front, double doors to rear, sink unit, range of modern base and wall units, work surfaces and breakfast bar, double oven, hob and extractor fan, fridge/freezer, dishwasher, 2 radiators.

**Utility Room**  
**6'10" (2.08m) x 6'10" (2.08m)**  
part glazed door to rear, sink unit, base units, work tops, cupboard housing gas boiler.

**Front**  
lawned area, shrub borders, driveway leading to double garage.

**Double Garage**

