

Wellington Road, Maldon

CM9 6HL

CURTIS O'BOYLE

Sales & Lettings





Wellington Road, Maldon CM9 6HL £799,000

Constructed in 1990, an individually designed property situated in extremely sought after road, just off of London Road and Maldon High Street.

ENTRANCE HALL 13' 4" x 9' 9" (4.06m x 2.97m)
Obscure double glazed entrance door, radiator, coved to smooth ceiling, built in cupboard, stairs to first floor.

WC Obscure double glazed window to front aspect, radiator, white close coupled WC and wash hand basin, coved to smooth ceiling

LOUNGE 16' 3" x 13' 2" (4.95m x 4.01m) Double glazed bay window to front aspect, further double glazed window to front aspect, two radiators, coved to smooth ceiling, open brick fireplace.

DINING ROOM 17' 7" x 10' 8" (5.36m x 3.25m)
Double glazed French doors to rear garden, double glazed window to side aspect, radiator, coved to smooth ceiling with inset downlighters.

GARDEN ROOM 15' x 9' 8" (4.57m x 2.95m)
Double glazed French doors to rear garden, double glazed windows to two aspects, glazed French doors to entrance hall, wood effect laminated flooring, radiator, coved to smooth ceiling, door to kitchen.

KITCHEN/DINER 18' 8" x 13' 9" (5.69m x 4.19m)
Two double glazed windows to rear aspect, obscure double glazed door to side aspect, coved to smooth ceiling, fitted base and wall units, double bowl sink unit with mixer tap and further built sink unit with mixer tap inset into work tops, built in oven and four ring gas hob with hood above, radiator, space for washing machine. tiled splashbacks.

HALF GALLERIED LANDING Double glazed window to front aspect, radiator, coved to smooth ceiling, airing cupboard, loft access.

BEDROOM ONE 13' 3" x 10' 8" (4.04m x 3.25m)
Double glazed window to rear aspect, radiator, smooth ceiling, fitted wardrobes and chest of drawers, door to dressing room.

DRESSING ROOM 6' 4" x 5' 11" (1.93m x 1.8m) plus recess. Double glazed window to side aspect, smooth ceiling, built in wardrobe, door to ensuite.

ENSUITE Obscure double glazed window to front aspect, radiator, smooth ceiling, panelled bath with mixer tap and shower attachment, vanity wash hand basin, close coupled WC, tiled splashbacks.

BEDROOM TWO 15' 7" x 9' 9" (4.75m x 2.97m)
Large double glazed bay windows overlooking garden, double glazed window to side aspect, radiator, smooth ceiling, door to ensuite.

ENSUITE Obscure double glazed window to rear aspect, radiator, panelled corner bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled WC, tiled walls

BEDROOM THREE 9' 1" x 8' 8" (2.77m x 2.64m)
Double glazed window to rear aspect, radiator, smooth ceiling, fitted wardrobes with mirrored sliding doors.

BEDROOM FOUR 11' 5" x 8' 9" (3.48m x 2.67m)
Bay double glazed window to front aspect, radiator smooth ceiling.

BEDROOM FIVE 10' 1" x 10' (3.07m x 3.05m) max. Double glazed window to front aspect, radiator, smooth ceiling.

BATHROOM Obscure double glazed window to rear aspect, radiator, panelled bath with mixer tap and Aqualisa shower over, close coupled WC, vanity wash hand basin, tiled walls.

LOFT ROOM 15' 11" x 12' 10" (4.85m x 3.91m)
Two skylight windows to rear aspect.

GARAGE 17' 1" x 8' (5.21m x 2.44m) Double doors to DRIVEWAY, obscure glazed door to rear garden, power and light connected.

REAR GARDEN Block paved patio area with pathway extending to parts of the garden, established shrub and flower beds, remainder mostly laid to lawn, small feature pond, side access.



To view this property call Curtis O' Boyle Estate Agents on **01621 855558**

GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



TOTAL FLOOR AREA: 2020 sq.ft. (187.7 sq.m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

18 High Street Maldon, , Essex, CM9 5PJ

Tel: 01621 855558

Email: maldon@curtisoboyale.co.uk

www.curtisoboyale.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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