



CURTIS O'BOYLE

Sales & Lettings

Highlands Drive, Maldon

CM9 6HY





# Highlands Drive, Maldon CM9 6HY

£475,000

**Offered with no onward chain.**

**Extended four bedroom linked semi-detached house within walking distance of Maldon High Street.**

**ENTRANCE HALL** Glazed timber entrance door and windows to front aspect, double glazed window to side aspect, radiator, wood effect laminated flooring, stairs to first floor.

**WC** Glass block window to side aspect, extractor fan, wash hand basin, low level WC, radiator.

**LOUNGE** 15' 3" x 14' 10" (4.65m x 4.52m) Double glazed window to front aspect, radiator, feature fireplace with log burner, wood effect laminated flooring, multi pane glazed French doors to dining area.

**DINING AREA** 9' 3" x 8' 11" (2.82m x 2.72m) Glazed French doors to garden room, radiator, wood effect laminated flooring, open plan to kitchen.

**KITCHEN** 11' 7" x 8' 11" (3.53m x 2.72m) Range of fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into worktops, gas cooker with hood above, space for dishwasher, tiled floor and splashbacks, door to garage & utility.

**GARDEN ROOM** 20' 2" x 11' 9" (6.15m x 3.58m) Vaulted ceiling with large tinted double glazed skylight window, double glazed window to rear aspect, timber glazed French doors to rear garden, two radiators, wood effect laminated flooring.

**UTILITY ROOM** 11' 9" x 7' 5" (3.58m x 2.26m) Glazed timber door to rear garden, double glazed window to rear aspect, vaulted ceiling, fitted base and wall units, stainless steel sink unit with mixer tap inset into worktops, space for washing machine and tumble dryer, extractor fan, tiled splashbacks, door to garage.

**FIRST FLOOR LANDING** Loft access which is mostly boarded.

**BEDROOM ONE** 13' 11" x 10' 4" (4.24m x 3.15m) Double glazed window to rear aspect, radiator, wood effect laminated flooring.

**BEDROOM TWO** 14' x 9' 3" (4.27m x 2.82m) Double glazed window to front aspect, radiator.

**BEDROOM THREE** 10' 6" x 8' 6" (3.2m x 2.59m) plus recess. Two double glazed windows to front aspect, radiator.

**BEDROOM FOUR** 11' 6" x 7' 7" (3.51m x 2.31m) Double glazed window to front aspect, radiator, door to ensuite.

**ENSUITE** 7' 5" x 4' 9" (2.26m x 1.45m) Double glazed window to rear aspect, radiator, extractor fan, corner shower cubicle, close coupled WC, pedestal wash hand basin, part tiled walls.

**BATHROOM** 7' 4" x 6' 10" (2.24m x 2.08m) Double glazed window to rear aspect, radiator, fitted cupboard, panelled bath with electric shower over, close coupled WC, pedestal wash hand basin, part tiled walls.

**REAR GARDEN** 63' x 30' (19.2m x 9.14m) approx. Paved patio area, mostly laid to lawn, panelled fencing, timber shed, outside tap and power point.

**FRONT GARDEN** Block paved driveway, partly laid to lawn.

**GARAGE** 17' x 7' 7" (5.18m x 2.31m) Glazed double timber doors to front aspect, glass block window to side aspect, power and light connected.

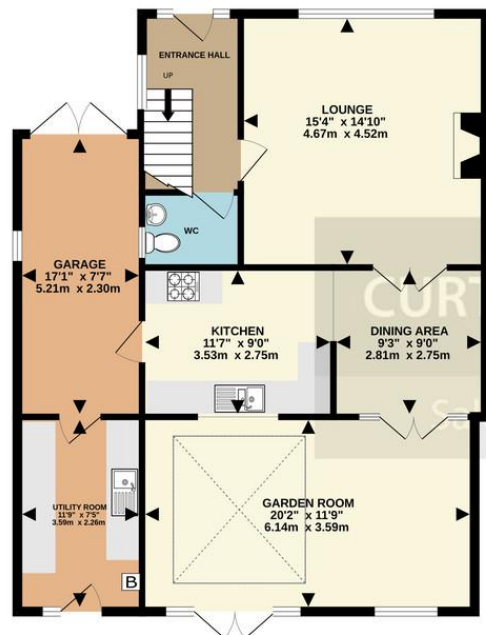




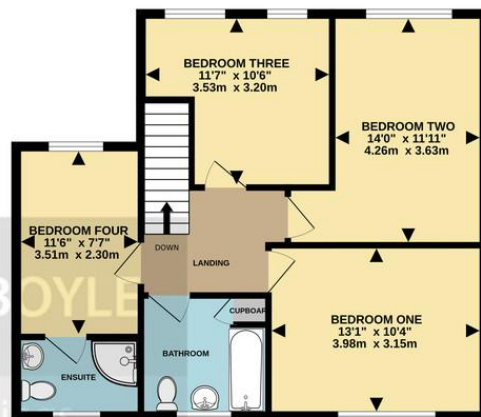
To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



GROUND FLOOR  
955 sq.ft. (88.7 sq.m.) approx.



1ST FLOOR  
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA: 1584 sq.ft. (147.1 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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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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