



Fish Street, Goldhanger
CM9 8AT

CURTIS O'BOYLE

Sales & Lettings



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£525,000

Offered with no onward chain a detached chalet style house situated in this sought after turning within the picturesque village of Goldhanger. 75 Feet approx. garden backing onto fields, garage and driveway. Accommodation includes three first floor bedrooms and a family bathroom, ground floor shower room, lounge, separate dining room and fitted kitchen.

ENTRANCE PORCH Obscure double glazed entrance door, obscure double glazed windows to front and side aspects, textured ceiling, glazed door and window to:

ENTRANCE HALL Textured and coved ceiling, radiator, understairs cupboard.

SHOWER ROOM Obscure double glazed window to side aspect, coved to smooth ceiling, tiled shower cubicle, close coupled WC, wash hand basin, tiled walls and floor.

KITCHEN 14' 9" x 8' 10" (4.5m x 2.69m) Obscure double glazed door to side aspect, double glazed window to rear aspect, textured and coved ceiling, fitted base and wall units, one and a quarter bowl stainless steel sink unit with mixer tap inset into worktops, integrated fridge/freezer and dishwasher, built in electric double oven and grill, four ring hob with hood above, space for washing machine, tiled splashbacks, door to:

DINING ROOM 13' 4" x 8' 11" (4.06m x 2.72m) Double glazed French doors to rear garden, textured and coved ceiling, radiator, folding doors to:

LOUNGE 13' 5" x 12' 10" (4.09m x 3.91m) Double glazed window to front aspect, radiator, textured and coved ceiling, feature fireplace.

FIRST FLOOR LANDING Textured and coved ceiling, radiator, loft access.

BEDROOM ONE 12' 10" x 10' 4" (3.91m x 3.15m) Double glazed windows to front and side aspects, coved to smooth ceiling, radiator, fitted wardrobes.

BEDROOM TWO 13' 1" x 8' 5" (3.99m x 2.57m) Double glazed windows to front and side aspects, coved to smooth ceiling, radiator, built in wardrobes.

BEDROOM THREE 9' 10" x 5' 11" (3m x 1.8m) + recess. Double glazed window to front aspect, radiator, coved to smooth ceiling

BATHROOM 8' 10" x 5' 5" (2.69m x 1.65m) Obscure double glazed window to front aspect, radiator, coved to smooth ceiling, panelled bath with mixer tap and shower attachment, close coupled WC, pedestal wash hand basin, tiled walls.

REAR GARDEN 75' (23m) approx. in length. Paved patio area, remainder mostly laid to lawn, flower and shrub borders, timber shed and summerhouse, gated side access.

FRONT Driveway leading to GARAGE.



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

GROUND FLOOR
712 sq.ft. (66.1 sq.m.) approx.

1ST FLOOR
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 1134 sq.ft. (105.4 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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Awaiting EPC



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