



Washington Road, Maldon
CM9 6JF

CURTIS O'BOYLE

Sales & Lettings



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£435,000

Situated on the popular Western side of Maldon, convenient for local shops, a three bedroom semi detached house extended to the ground floor. Driveway & Garage, first floor bathroom, lounge & dining area, fitted

Situated on the popular Western side of Maldon, convenient for local shops, a three bedroom semi detached house extended to the ground floor. Driveway & Garage, first floor bathroom, lounge & dining area, fitted kitchen & breakfast room, conservatory with solid roof and a ground floor WC. Rear garden with useful garden room/home office.

ENTRANCE HALL Obscure double glazed entrance door, radiator, smooth ceiling, understairs cupboard.

KITCHEN 15' x 7' 10" (4.57m x 2.39m) Double glazed window to rear aspect, inset downlighters, tiled floor and walls, fitted base and wall units, one and a quarter bowl ceramic sink unit with mixer tap inset onto worktops, space for washing machine, built in electric oven and four ring gas hob and hood above, radiator, understairs cupboard.

BREAKFAST ROOM 8' 10" x 7' 10" (2.69m x 2.39m) Obscure double glazed door to rear, skylight window, radiator.

WC Obscure double glazed window to rear aspect, close coupled WC and wash hand basin.

DINING AREA 11' 7" x 11' 2" (3.53m x 3.4m) Double glazed window to front aspect, radiator, coving to ceiling.

LOUNGE 12' 5" x 10' 3" (3.78m x 3.12m) Coved to ceiling, feature fireplace with coal effect gas fire.

CONSERVATORY 11' 8" x 9' 2" (3.56m x 2.79m) Double glazed sliding patio door to rear garden, double glazed windows, solid roof, radiator, ceiling fan.

FIRST FLOOR LANDING Obscure double glazed window to side aspect, loft access, cupboard housing combi boiler.

BATHROOM 7' 8" x 7' 2" (2.34m x 2.18m) Obscure double glazed window to rear aspect, radiator, inset downlighters, tiled shower cubicle, panelled bath, vanity wash hand basin, close coupled WC, tiled walls, extractor fan, electric shaver point.

BEDROOM ONE 12' 2" x 11' 2" (3.71m x 3.4m) Double glazed window to rear aspect, radiator, fitted wardrobes, ceiling fan.

BEDROOM TWO 11' 2" x 9' 9" (3.4m x 2.97m) Double glazed window to front aspect, radiator, fitted wardrobe, ceiling fan.

BEDROOM THREE 8' 6" x 8' (2.59m x 2.44m) Double glazed window to front aspect, radiator, coved ceiling.

REAR GARDEN 45' (14m) Approx. in length Paved patio area, laid to lawn, flower and shrub borders, timber shed, panelled fencing, brick BBQ.

GARDEN ROOM 11' 11" x 7' 7" (3.63m x 2.31m) Double glazed to three aspects, double glazed sliding patio doors.

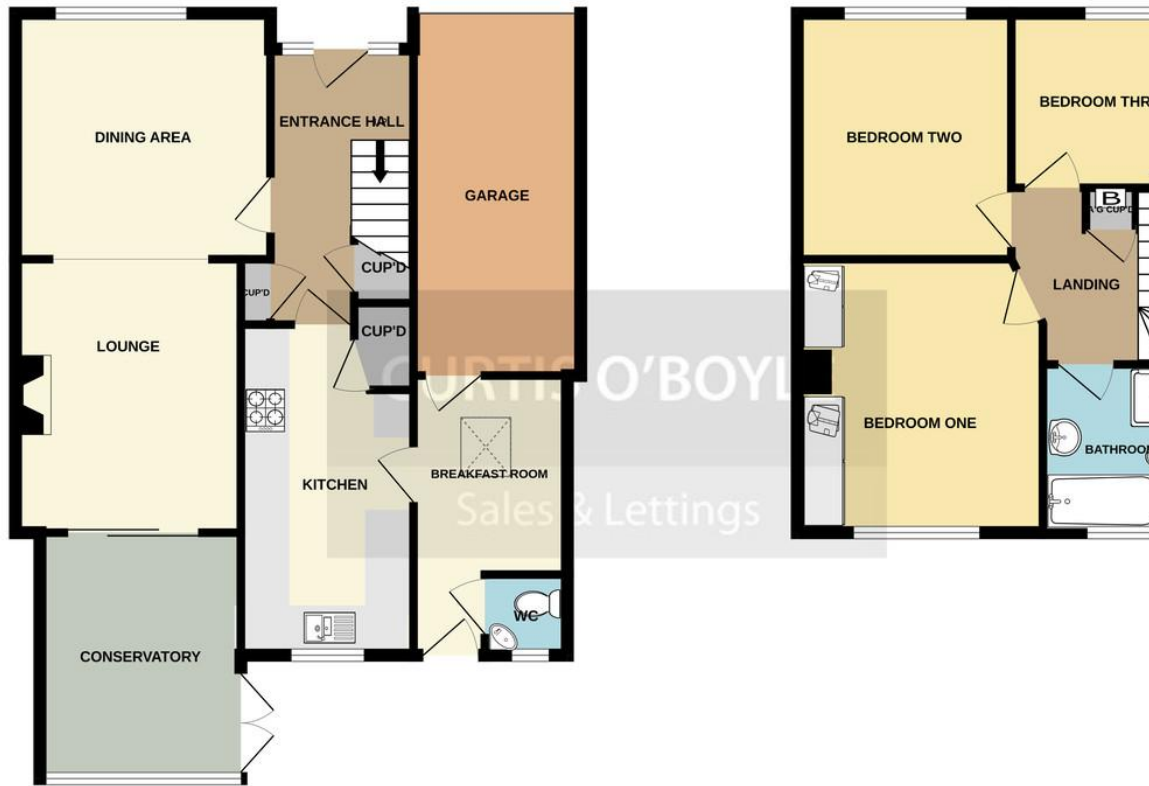
FRONT Paved driveway leading to:



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

GROUND FLOOR
770 sq.ft. (71.5 sq.m.) approx.

1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



"DoubleClick Insert EPC"

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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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