

# Wentworth Meadows, Maldon

CM9 6EH



**CURTIS O'BOYLE**

Sales & Lettings





# Wentworth Meadows, Maldon CM9 6EH

£425,000

This spacious three-bedroom semi-detached house offers plenty of potential and is ideal for those looking to add their own style. Extended on the ground floor, it features a versatile reception/study, ground floor shower room, dining area, and a welcoming lounge with views over the rear garden. The fitted kitchen leads to a double-glazed conservatory. Upstairs, you'll find three double bedrooms, a family bathroom, and a separate WC. Outside, the property has a driveway and a mostly paved rear garden of approximately 40 feet. Conveniently situated within walking distance of Maldon High Street, this home is offered with no onward chain, making it an excellent opportunity for buyers seeking a project in a sought-after location.

**STUDY/RECEPTION** 16' 6" x 8' 9" (5.03m x 2.67m) Obscure double glazed entrance door, double glazed window to front aspect, window to side aspect, radiator, smooth ceiling.

**SHOWER ROOM** 8' 10" x 3' 10" (2.69m x 1.17m) Extractor fan, heated towel rail, smooth ceiling, tiled walls, close coupled WC, vanity wash hand basin, shower cubicle with electric shower.

**DINING AREA** 10' 10" x 7' 3" (3.3m x 2.21m) Double glazed window to front aspect, radiator, coved to smooth ceiling, open plan to:

**LIVING ROOM** 22' x 11' 4" (6.71m x 3.45m) > 8' 2" (2.49m) Double glazed window to rear aspect, radiator, coved ceiling, feature fireplace with coal effect gas fire, folding door to:

**KITCHEN** 9' 11" x 8' 10" (3.02m x 2.69m) Window to rear access, smooth ceiling, fitted base and wall units, stainless steel sink unit with mixer tap, built in electric double oven and grill, four ring gas hob with hood above, tiled splashbacks, wall mounted gas boiler, glazed door to:

**CONSERVATORY** 12' 1" x 8' 3" (3.68m x 2.51m) Double glazed to three aspects, double glazed door to rear garden, tiled floor, plumbing for washing machine.

**FIRST FLOOR LANDING** Coved ceiling, loft access.

**BEDROOM ONE** 13' x 9' (3.96m x 2.74m) Double glazed window to front aspect, radiator, coved ceiling, fitted wardrobes.

**BEDROOM TWO** 12' 9" x 8' 3" (3.89m x 2.51m) + recess Double glazed window to front aspect, radiator, over stairs cupboard, fitted wardrobe.

**BEDROOM THREE** 11' 4" x 8' 9" (3.45m x 2.67m) max. Double glazed window to rear aspect, radiator.

**BATHROOM** 8' 6" x 5' 11" (2.59m x 1.8m) Obscure double glazed window to rear aspect, radiator, panelled bath, vanity wash hand basin, tiled walls, airing cupboard.

**WC** Obscure double glazed window to rear aspect, close coupled WC, coved ceiling.

**REAR GARDEN** 40' x 26' (12m x 8m) approx. Mostly paved, shrub beds with railway sleeper borders, timber shed, panelled fencing, covered gated side access, outside tap.

**FRONT** Driveway for 2 cars, flower and shrub borders.





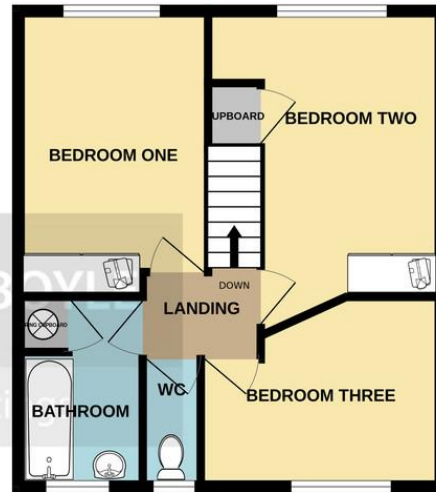
To view this property call Curtis O' Boyle Estate Agents on **01621 855558**



GROUND FLOOR  
658 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



18 High Street Maldon, , Essex, CM9 5PJ

**Tel: 01621 855558**

Email: [maldon@curtisoboyale.co.uk](mailto:maldon@curtisoboyale.co.uk)

[www.curtisoboyale.co.uk](http://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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