





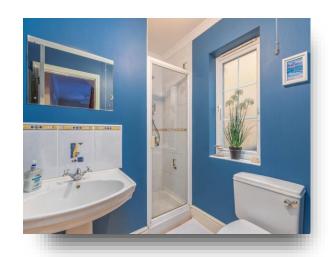
welcome to

Tenterfield Road, Maldon

SITUATED A FEW HUNDRED YARDS FROM MALDON'S HISTORIC HIGH STREET, on the sought after Tenterfield Road, is this HANDSOMELY PROPORTIONED extended three/four bedroom home, boasting a SOUTH FACING GARDEN and DRIVEWAY PARKING FOR TWO CARS, as well as 18' FULLY INSULATED HOME OFFICE/SUMMER HOUSE.













Entrance Porch

covered porch area, part glazed door to:-

Entrance Hall

Window to side, stairs rising to first floor, radiator, doors to:-

Shower Room

Double glazed UPVC window to side, white suite comprising of shower, WC and pedestal basin, radiator.

Study / Bedroom Four

12' Max x 9' (3.66m Max x 2.74m)
Double glazed window to front, radiator.

Lounge

20' 7" Plus Recess x 11' 6" (6.27m Plus Recess x 3.51m) Double glazed UPVC window and French doors to rear opening onto the garden, brick centrepiece fireplace with gas living flame fire, radiator, open to:-

Kitchen Dining Room

20' 11" x 10' (6.38m x 3.05m)

Double glazed UPVC window to rear overlooking the garden, door too side access, fitted kitchen comprising of stainless steel sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, built in oven with gas hob and extractor over, integrated fridge and dishwasher, radiator, door to side accessing the garden, door to:

Utility Room

Space for appliances.

First Floor

Landing

Window to side, loft access, dressing area with range of fitted cupboards one housing gas boiler, radiator, doors to:-

Bedroom One

20' 6" x 11' 6" (6.25m x 3.51m)

Double glazed window to rear overlooking the garden plus two skylight windows, radiator.

Bedroom Two

13' 9" \times 10' (4.19m \times 3.05m) Double glazed window to rear overlooking the garden, radiator.

Bedroom Three

12' 1" x 10' 1" Max (3.68m x 3.07m Max)
Double glazed window to front, radiator.

Bathroom One

Double glazed window to front, white suite comprising of tiled bath, WC and vanity basin, fully tiled walls, chrome heated towel rail.

Bathroom Two

Double glazed window to front, white suite comprising of bath, WC and pedestal basin, radiator.

Outside

Front

Retained by low brick wall, block paved driveway providing off road parking for two vehicles, gated side access to:-

Rear Garden

South facing, predominately laid to lawn with mature trees and shrub borders, block paved and raised decked seating areas, wooden shed to remain

Home Office / Summer House

18' 6" x 10' 3" (5.64m x 3.12m)

Modern timber home office/summer house, fully lined and insulated, with bi-fold doors opening onto the garden, power, light and data connected with separate consumer unit, electric panel heater.





welcome to

Tenterfield Road, Maldon

- Three / Four Bedrooms
- Two Bathrooms
- Open Plan Living / Kitchen / Dining Space
- Desirable Town Centre Position
- Driveway For Two Cars & Home Office

Tenure: Freehold EPC Rating: C

£600,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN101715



Property Ref: MLN101715 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.





01621 874837



Maldon@williamhbrown.co.uk



3 High Street, West Square, MALDON, Essex, CM9 5PB



williamhbrown.co.uk