



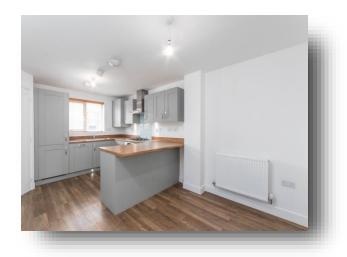


welcome to

Lincoln Way, Maldon

STYLISH AND SPACIOUS THROUGHOUT, this THREE DOUBLE BEDROOM home is located on the desirable Handley Gardens development, and boasts a 21 FT MASTER BEDROOM WITH ENSUITE, as well as GENEROUS GARDEN and GARAGE PLUS DRIVEWAY, all within reach of Maldon's wealth of amenities including PROMENADE PARK.













Entrance

Part glazed door to:-

Entrance Hall

Cupboard housing consumer unit, stairs rising to first floor, radiator, door to:-

Kitchen Diner

17' 2" x 10' 9" Max (5.23m x 3.28m Max)

Double glazed UPVC window to front, stylish shaker style kitchen comprising of one and half bowl sink and drainer set in roll top surfaces with matching upstands and range of eye and base level units incorporating a comprehensive range of built in appliances, breakfast bar, dining area with radiator, doors to:-

Cloakroom

White suite comprising low level WC and pedestal basin, radiator.

Lounge

14' 1" x 11' 5" (4.29m x 3.48m)

Double glazed UPVC French doors with flag windows to rear opening onto the garden, radiator.

First Floor

Landing

Radiator, door to stairs rising to master suite, further doors to:-

Bedroom Two

14' 1" x 11' 6" Max (4.29m x 3.51m Max)

Double glazed UPVC window to rear overlooking the garden, built in cupboard, radiator.

Bedroom Three

10' 9" x 7' 2" (3.28m x 2.18m)

Double glazed UPVC window to front, radiator.

Bathroom

7' 2" x 6' 2" (2.18m x 1.88m)

Contemporary white suite comprising of panel bath with shower over, low level WC and wall mounted basin, part tiled walls, chrome heated towel rail.

Second Floor

Bedroom One

21' 9" Recess x 9' 2" Recess (6.63m Recess x 2.79m Recess

Double glazed UPVC window to front and skylight window to rear, radiator, door to:-

Ensuite

Skylight window to rear, contemporary white suite comprising of double shower, low level WC and wall mounted basin, part tiled walls, chrome heated towel rail.

Outside

Front

Laid to lawn with shrub borders, driveway providing off road parking leading to the garage, gated side access to:-

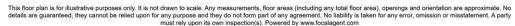
Rear Garden

Enclosed by panel fence, laid to lawn with patio seating area.

Garage

Oversized up and over door, power, light and door to garden.









welcome to

Lincoln Way, Maldon

- Over 1,100 Square Foot of Accommodation
- Three Double Bedrooms
- Luxury Family Bathroom & Ensuite
- Generous Garden, Garage & Parking
- Remainder NHBC Warrantee

Tenure: Freehold EPC Rating: B

£425,000







Sunderland Ave

Map data ©2024

Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN103763



Property Ref: MLN103763 - 0003 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.

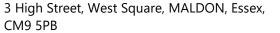






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