



Hereford Place, MALDON CM9 6GU



welcome to

Hereford Place, MALDON

Situated OVERLOOKING ATTRACTIVE GREENSWARD ON A PRIVATE DRIVE on the DESIRABLE HANDLEY GARDEN DEVELOPMENT within reach of the NEW LIMBROOK PRIMARY SCHOOL & NURSERY as well as a wealth of local amenities is this STYLISH MODERN SEMI-DETACHED HOME, boasting a GENEROUS REAR GARDEN and off road parking.



Entrance

Covered porch area, part glazed door to :-

Entrance Hall

Stairs rising to first floor, radiator, doors to :-

Cloakroom

Double glazed UPVC window to front, white suite comprising low level WC and pedestal basin, radiator.

Kichen

9' 11" x 6' 3" (3.02m x 1.91m)

Double glazed UPVC window to front overlooking greensward, modern fitted kitchen comprising one and a half bowl sink & drainer set in roll top surfaces with matching upstands and range of eye and base level units, incorporating a range of integrated appliances. Cupboard housing combi gas boiler.

Lounge Dining Room

15' 5" x 13' 4" max (4.70m x 4.06m max)

Double glazed UPVC French doors with flag windows to rear opening onto the garden, under stairs storage cupboard.

First Floor

Landing

Loft access, radiator, doors to :-

Bedroom One

13' 3" x 10' 2" (4.04m x 3.10m)

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

Bedroom Two

13' 3" x 8' 5" max (4.04m x 2.57m max)

Double glazed UPVC window to front with views over greensward, airing cupboard, radiator.

Bathroom

Modern white suite comprising panel bath with shower over, low level WC and wall mounted basin.

Outside

Front

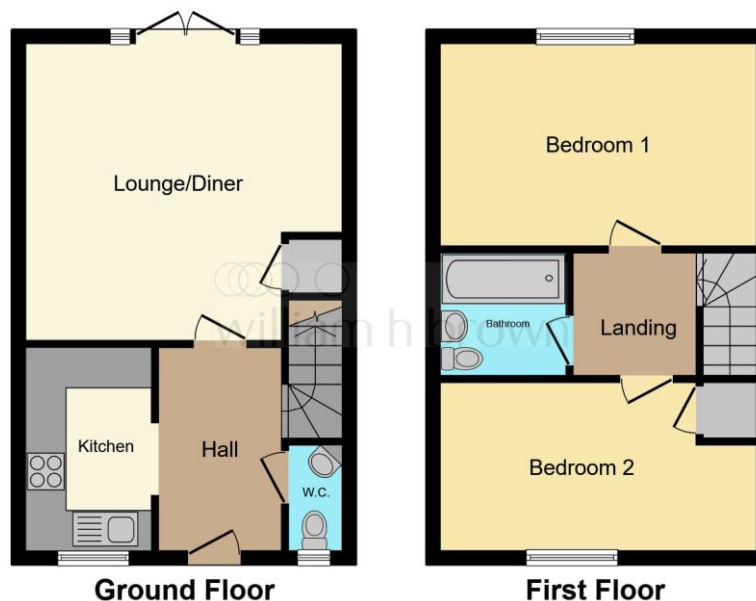
The property is situated on a private drive overlooking attractive communal greensward to front. A block paved driveway provides off road parking, with gated side access leading to :-

Rear Garden

Generous rear garden, enclosed by panel fence and laid to lawn with large patio seating area and range of mature shrubs.

Agents Note

An annual estate charge of £262.61 is payable to First Port for upkeep of the communal areas of the development.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Hereford Place, MALDON

- Remainder NHBC Warranty
- Two Double Bedrooms
- Stylish Modern Kitchen, Bathroom & Cloakroom
- Large Garden and Attractive Outlook
- Close to New Primary School within a Friendly Community

Tenure: Freehold EPC Rating: B

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MLN103587 - 0002

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