



Horton Close, MALDON CM9 5QA

Welcome to

Horton Close, MALDON

****GUIDE PRICE £400,000 - £425,000**** Situated in a **SECLUDED LOCATION**, conveniently placed for access to both **MALDON HIGH STREET** as well **PROMENADE PARK** is this **WELL PROPORTIONED** family home, with **MODERN BATHROOM** as well as cloakroom, along with three good sized bedrooms and **GARAGE**.



Entrance Porch

Covered porch area, part glazed door to :-

Entrance Hall

Stairs rising to first floor with cupboard under, radiator, doors to :-

Cloakroom

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

Lounge

17' 3" Max x 11' (5.26m Max x 3.35m)

Double glazed UPVC window and French doors to rear opening onto the garden. Centrepiece fireplace housing electric fire, radiator.

Kitchen Diner

16' 1" x 9' 9" (4.90m x 2.97m)

Double glazed UPVC window to front. Fitted kitchen comprising 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, freezer and dishwasher. Radiator.

First Floor

Landing

Loft access, airing cupboard, doors to :-

Bedroom One

14' 1" x 7' 10" (4.29m x 2.39m)

Double glazed UPVC window to rear overlooking the garden. Range of fitted cupboards, radiator, door to :-

En Suite

Modern suite comprising shower, low level WC and vanity basin, part tiled walls, chrome heated towel rail.

Bedroom Two

10' 4" x 9' 8" (3.15m x 2.95m)

Double glazed UPVC window to front, radiator.

Bedroom Three

11' 1" x 7' 1" (3.38m x 2.16m)

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

Bathroom

Double glazed UPVC window to front. White suite comprising panel bath with shower over, low level WC and pedestal basin. Radiator.

Outside

Front

Laid to lawn with shrub borders, a block paved pathway leads from the parking area to the property.

Rear Garden

Enclosed by panel fence. Laid to lawn with patio seating area abutting the property and further decked area at the foot of the garden. Range of mature flowers and shrubs.

Garage

The property benefits from a single garage and allocated parking space.



view this property online williamhbrown.co.uk/Property/MLN104345



welcome to

Horton Close, MALDON

- Walking Distance to High Street
- Garage and Parking
- Private Road
- Bathroom & En Suite
- Ground Floor WC

Tenure: Freehold EPC Rating: C
Council Tax Band: C

Guide price

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online [williamhbrown.co.uk/Property/MLN104345](https://www.williamhbrown.co.uk/Property/MLN104345)



Property Ref:
MLN104345 - 0004

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.



william h brown



01621 874837



Maldon@williamhbrown.co.uk



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



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)