



Granger Avenue, Maldon CM9 6AN

welcome to

Granger Avenue, Maldon

IMPRESSIVELY PROPORTIONED WITH STUNNING VIEWS. This heavily extended FOUR/FIVE BEDROOM home is located in DESIRABLE WEST MALDON within reach of WENTWORTH & ALL SAINTS PRIMARY SCHOOLS as well as town centre, and boasts 120 FT SOUTH FACING GARDEN as well as GARAGE & AMPLE DRIVEWAY.



Entrance

Part glazed UPVC entrance door to :-

Hallway

Built in storage cupboard, door to garage, door to :-

Lounge Dining Room

28' 6" x 17' 8" max (8.69m x 5.38m max)

Double glazed UPVC bow window to front and French doors with flag windows to rear opening onto the garden, wood panelling to walls, centrepiece fireplace, stairs rising to first floor with storage cupboard under, door to :-

Kitchen Breakfast Room

17' x 9' 3" (5.18m x 2.82m)

Double glazed UPVC window and door to rear opening onto the garden, fitted country style kitchen comprising enamelled one and a half bowl sink and drainer set in roll top surfaces with range of eye and base level units, space for Range style cooker with extractor over, integrated fridge and dishwasher, tiled flooring, door to :-

Utility Room

6' 3" x 5' 10" (1.91m x 1.78m)

Sink and drainer, space and plumbing for washing machine and tumble dryer, space for fridge freezer, door to :-

Cloakroom

White suite comprising low level WC and hand basin, part tiled walls.

First Floor

Landing

Stairs rising to second floor, built in cupboard, doors to :-

Bedroom One

19' 9" max x 8' 1" (6.02m max x 2.46m)

Double glazed UPVC window to front, built in cupboards.

Bedroom Two

14' 2" x 9' 6" max (4.32m x 2.90m max)

Double glazed UPVC window to front, range of fitted cupboards and drawers.

Bedroom Three

10' 11" max x 9' 11" plus recess (3.33m max x 3.02m plus recess)

Double glazed UPVC window to rear overlooking the garden, range of fitted cupboards and drawers.

Bedroom Four

7' 6" x 6' 11" (2.29m x 2.11m)

Double glazed UPVC window to front, fitted wardrobes with sliding doors.

Shower Room

Double glazed UPVC window to rear, modern white suite comprising walk in double shower, low level WC and vanity basin.

Bathroom

9' x 8' 8" max (2.74m x 2.64m max)

Double glazed UPVC window to rear, modern white suite comprising inset bath with tiled surround, low level WC and vanity basin, tiled walls, heated towel rail.

Second Floor

Loft Room / Bedroom

16' 4" x 10' 8" max (4.98m x 3.25m max)

Restricted ceiling height, skylight windows to front and rear with stunning views across South Maldon and countryside beyond, under eaves storage cupboards, door to :-

Loft Room / Boiler Room

10' 2" x 9' 7" (3.10m x 2.92m)

Skylight window to rear offering stunning views over South Maldon and countryside beyond.

Outside Front

Large block paved forecourt driveway providing ample off road parking for numerous vehicles leading to the garage, with raised bed retained by low brick wall with mature shrubs affording privacy from the road.

Garage

Up and over door, power, light and door to property.

Rear Garden

South facing and extending to approx. 120 ft, commencing with raised paved patio seating area with inset fish pond and steps leading down to a formal lawn with further patio seating area and range of mature flower and shrub beds.

Outbuildings

The garden benefits from a timber summerhouse, ideal for use as a home office, as well as a further "tree house" style raised storage shed with further storage under.



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welcome to

Granger Avenue, Maldon

- Four Bedrooms plus Two Loft Rooms
- 28'6 Lounge Diner
- Kitchen & Separate Utility Room
- 120 ft South Facing Garden
- Desirable West Maldon

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: D

£600,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
MLN104379 - 0002

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