



St. Giles Close, MALDON CM9 6HU

Welcome to

St. Giles Close, MALDON

****GUIDE PRICE £300,000 - £325,000**** Situated within reach of MALDON TOWN CENTRE, as well as HIGHLY REGARDED ALL SAINTS PRIMARY SCHOOL and local shops, is this EXTENDED THREE BEDROOM HOME in WEST MALDON, enjoying SOUTH FACING GARDEN and communal parking.



Entrance Porch

Covered porch area with part glazed door to :-

Entrance Hall

Stairs rising to first floor, doors to :-

Cloakroom

Double glazed UPVC window to front, low level WC and hand basin, radiator.

Lounge Diner

21' 3" x 14' 4" max (6.48m x 4.37m max)

Generous extended room, UPVC double glazed window and French doors to rear opening to the conservatory, radiator.

Conservatory

UPVC double glazed construction with French doors to rear opening onto the garden.

Kitchen Diner

15' 9" x 8' 9" plus recess (4.80m x 2.67m plus recess)

Double glazed UPVC window to front, fitted kitchen comprising one and a half bowl sink and drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units, space for free standing appliances, built in pantry cupboard, radiator.

First Floor

Landing

Built in storage cupboard, doors to :-

Bedroom One

13' 4" plus recess x 8' 5" (4.06m plus recess x 2.57m)

Double glazed UPVC window to rear overlooking the garden, fitted wardrobes and cupboards, radiator.

Bedroom Two

12' 10" plus recess x 8' 5" (3.91m plus recess x 2.57m)

Double glazed UPVC window to front, fitted wardrobes and cupboards, radiator.

Bedroom Three

9' 4" x 8' 10" (2.84m x 2.69m)

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

Bathroom

8' 10" x 7' (2.69m x 2.13m)

Double glazed UPVC window to front, four piece white suite comprising corner bath, separate shower, low level WC and pedestal basin, fully tiled walls, radiator.

Outside

Front

Block paved frontage.

Rear Garden

South facing, enclosed by panel fence with gated rear access, laid to artificial grass with block paved pathway, timber shed and bar area to remain.

Parking

Unallocated parking within communal parking area.



view this property online williamhbrown.co.uk/Property/MLN104504



Welcome to

St. Giles Close, MALDON

- South Facing Garden
- Close to Highly Regarded Schools
- Spacious Extended Lounge
- Conservatory
- Communal Parking

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

Guide price

£300,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/MLN104504



Property Ref:
MLN104504 - 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