



**Falcon Fields, Maldon CM9 6YL**



**welcome to**

**Falcon Fields, Maldon**

IDEAL FIRST TIME BUY. Located on the popular Keeble Park Development, with convenient access to LOCAL SHOPS, SUPERMARKET AND PARKS is this one bedroom corner house, with ALLOCATED PARKING.



**Entrance Porch**

Covered porch area, part glazed door to:-

**Entrance Hall**

Doors to:-

**Lounge**

16' Max x 9' 10" ( 4.88m Max x 3.00m )

Double glazed UPVC box bay window to front, stairs rising to first floor with cupboard under, radiator.

**Kitchen**

10' 6" x 5' 2" ( 3.20m x 1.57m )

Fitted kitchen comprising of one and half bowl sink and drainer set in work tops with eye and base level units, built in oven gas hob with extractor over, space for appliances.

**First Floor****Bedroom One**

11' 7" Max x 9' 10" ( 3.53m Max x 3.00m )

Double glazed UPVC window to front, fitted wardrobes, cupboard housing gas boiler, radiator.

**Bathroom**

7' 2" x 5' 2" ( 2.18m x 1.57m )

Double glazed UPVC window to front, white suite comprising of panel bath with shower over, low level WC and pedestal basin, fully tiled walls, radiator.

**Outside****Front**

Laid to lawn with mature shrubs, brick built storage cupboard.

**Parking**

Allocated parking.



**Ground Floor**



**First Floor**



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## **Falcon Fields, Maldon**

- Double Bedroom with Fitted Wardrobe
- Bay Front Lounge
- Outdoor Storage
- Allocated Parking
- Desirable South Maldon Location

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

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

fixed price

**£230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MLN104662 - 0002

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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](mailto:Maldon@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**