



**Wantz Road, MALDON CM9 5DE**



**welcome to**

**Wantz Road, MALDON**

THOUGHTFULLY RENOVATED AND REMODELLED by the current owners, this BEAUTIFULLY PRESENTED PERIOD HOME is located in the heart of Maldon, within WALKING DISTANCE OF THE HIGH STREET with its wealth of shops and amenities, as well as PICTURESQUE QUAYSIDE AND PROMENADE PARK, and a range of LOCAL SCHOOLS.



### Entrance Porch

Storm porch with decorative archway, composite entrance door to :-

### Entrance Hall

Stairs rising to first floor, LVT flooring, cast iron radiator, doors to :-

### Lounge

11' 8" max x 10' 11" plus bay ( 3.56m max x 3.33m plus bay )

Double glazed UPVC box bay window to front, centrepiece open fireplace with tiled surround, LVT flooring, cast iron radiator.

### Dining Room

12' 4" max x 10' 9" ( 3.76m max x 3.28m )

Double glazed UPVC window to rear overlooking the garden, fitted cupboards and shelving, feature fireplace, LVT flooring, cast iron radiator, open to :-

### Kitchen

15' 10" max x 9' 6" ( 4.83m max x 2.90m )

Double glazed UPVC window to side and French doors to rear opening onto the garden, shaker style fitted kitchen comprising double butler sink set in wooden work surfaces with range of full height and base level units, integrated dishwasher, washing machine, fridge and freezer, Rangemaster cooker with extractor over, large walk in under stairs storage area, door to :-

### Cloakroom

Double glazed UPVC window to rear, white suite comprising low level WC and wall mounted basin

### First Floor

#### Landing

Cupboard housing combi gas boiler, loft access, doors to :-

#### Bedroom One

13' 1" max x 10' 11" plus bay ( 3.99m max x 3.33m plus bay )

Double glazed UPVC box bay window to front, range of fitted wardrobes, cast iron radiator.

#### Bedroom Two

10' 10" x 8' 4" max ( 3.30m x 2.54m max )

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

#### Bedroom Three

9' 7" x 6' 9" plus recess ( 2.92m x 2.06m plus recess )

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

#### Bathroom

Double glazed UPVC window to side, white suite comprising panel bath with shower over, low level WC and marble topped vanity basin, cast iron radiator.

### Outside

#### Front

Retained by low brick wall, gated side access to :-

#### Rear Garden

West facing, enclosed by panel fence and laid to porcelain tiled patio with shrub borders.

#### Home Office / Summerhouse

14' x 7' 5" ( 4.27m x 2.26m )

Timber construction, insulated floor and roof, with double glazed windows and French doors opening to the garden, power, light and internet connected.

#### Parking

Permit parking on Wantz Road at a cost of £59 a year for a permit.



***view this property online*** [williamhbrown.co.uk/Property/MLN104655](http://williamhbrown.co.uk/Property/MLN104655)



welcome to

## Wantz Road, MALDON

- Two Reception Rooms
- Remodelled Modern Kitchen
- Stylish First Floor Bathroom
- Ground Floor Cloakroom
- West Facing Garden with Home Office

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £450,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN104655](https://williamhbrown.co.uk/Property/MLN104655)



Property Ref:  
MLN104655 - 0003

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



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



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