



**Mill Road, Maldon CM9 5HZ**

***Welcome to***

**Mill Road, Maldon**

PROMENADE PARK ON YOUR DOORSTEP. This charming, well-presented and SPACIOUS semi detached property is located IN THE HEART OF MALDON within reach of its wealth of town centre amenities, boasts GENEROUS WEST FACING GARDEN and is offered with NO ONWARD CHAIN.



## Entrance

Composite entrance door to :-

## Lounge

14' 11" x 10' 10" max ( 4.55m x 3.30m max )

Double glazed sash window to front, centrepiece fireplace housing wood burner, wood flooring, radiator, open to :-

## Dining Room

8' 9" x 8' 5" max ( 2.67m x 2.57m max )

Double glazed window to rear, centrepiece fireplace, stairs rising to first floor with storage cupboard under, open to :-

## Kitchen

16' 3" x 6' 8" max ( 4.95m x 2.03m max )

Double glazed windows to side, stable door to side accessing the garden, modern fitted kitchen comprising stainless steel sink & drainer set in roll top surfaces with tiled splashbacks and range of eye and base level units with built in oven, gas hob and extractor over, wall mounted gas boiler, radiator, door to :-

## Bathroom

Double glazed window to side, white suite comprising panel bath, low level WC and pedestal basin, part tiled walls, radiator.

## First Floor

### Landing

Doors to :-

### Bedroom One

15' 1" x 10' 11" max ( 4.60m x 3.33m max )

Double glazed sash window to front and further double glazed window to side, centrepiece cast iron fireplace, radiator.

### Bedroom Two

8' 9" x 8' 2" max ( 2.67m x 2.49m max )

Double glazed window to rear overlooking the garden, over stairs storage cupboard, radiator.

## Outside

### Front

Retained by iron railings, laid to paving slabs with gated side access leading to :-

### Rear Garden

West facing and enclosed by panel fence, predominantly laid to lawn with large wrap around patio seating area and mature shrub borders, wooden shed to remain.

### Permit Parking

Residents can purchase an annual permit for parking within zone 7 which extends along Mill Road.

### Agents Note

The property is part timber frame, and purchasers should make enquiries with their mortgage lender as to their lending policy. The property and the adjoining semi-detached house were both timber frame originally, but the adjoining semi-detached house had a fire a number of years ago, and was rebuilt in brick. The front portion of 50 Mill Road was also affected and was rebuilt in brick, with the side and rear portions still in timber.



***view this property online*** [williamhbrown.co.uk/Property/MLN104467](http://williamhbrown.co.uk/Property/MLN104467)



## Welcome to Mill Road, Maldon

- Two Double Bedrooms
- Lounge & Separate Dining Room
- West Facing Garden
- Permit Parking
- No Onward Chain

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

# £255,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/MLN104467](https://williamhbrown.co.uk/Property/MLN104467)



Property Ref:  
MLN104467 - 0006

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)**