

Paul Mason Associates



Brompton Gardens, Maldon, Essex, CM9 6YU

Guide price £575,000

- Detached Family Home
- Spacious Accommodation Throughout
- Two Reception Rooms
- Utility Room
- En-suite To Master Bedroom
- Four Bedrooms
- Fitted Family Bathroom
- Secluded Rear Garden
- Double Length Garage
- EPC - TBC

*** GUIDE PRICE £575,000-£600,000 *** This spacious well presented four bedroom detached family home is situated in a highly sought after cul-de-sac location within walking distance of the local Primary & Secondary Schools and Maldon High Street offering a range of shops and amenities. The accommodation includes a master bedroom with an en-suite, three further bedrooms and a fitted family bathroom to the first floor. On the ground floor there is a lounge, fitted kitchen/dining room, utility room, dining room and a cloakroom. Externally the property is set back from the road with a well maintained rear garden. To the front there is a large driveway providing off-road parking for numerous vehicles and access to the double length garage. Viewing comes highly recommended to fully appreciate the size and standard of the accommodation on offer..

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Plan produced using PlanUp.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

3.6m x 3.2m (11'9" x 10'5")
Wooden part glazed entrance door with windows to either side. Coved ceiling. Stairs to first floor. Under stairs storage cupboard. Radiator. Door to :-

Cloakroom

Obscure window to side. Two piece suite comprising low level WC and wash hand basin. Radiator.

Kitchen/Dining Room

4.5m x 2.8m (14'9" x 9'2")
Double glazed window to front. Wooden units fitted to eye and base level with laminate work surfaces and 1 1/2 sink and drainer. Four ring gas hob with extractor hood over. Double electric oven. Space for American fridge-freezer and dishwasher. Tile effect flooring. Radiator. Opening to :-

Utility Room

2.0m x 1.4m (6'6" x 4'7")
Wooden units fitted to eye and base level with laminate work surfaces and inset stainless steel sink and drainer with tiled splashbacks. Space for washing

machine. Tile effect flooring. Door to :-

Integral Garage (Double Length)

9.0m x 2.4m (29'6" x 7'10")
Up and over door to front. Window to rear. Pedestrian door to rear. Power and lighting connected. Loft storage.

Dining Room

3.2m x 2.8m (10'5" x 9'2")
Patio doors leading to rear garden. Coved ceiling. Radiator.

Lounge

5.2m x 3.5m (17'0" x 11'5")
Double glazed window to rear. Coved ceiling. Gas fireplace. TV point. Radiator.

FIRST FLOOR

Landing

Double glazed window to side. Airing cupboard. Stairs to ground floor. Doors to :-

Bedroom One

3.8m x 3.8m (12'5" x 12'5")
Double glazed window to rear. Built in wardrobes. Radiator. Door to :-

En-Suite

Obscure double glazed window to side. Three piece suite comprising shower cubicle with attachments, pedestal wash

hand basin and low level WC. Part tiled walls. Radiator.

Bedroom Two

3.6m x 2.8m (11'9" x 9'2")
Double glazed window to front. Radiator.

Bedroom Three

3.4m x 2.8m (11'1" x 9'2")
Double glazed window to rear. Radiator.

Bedroom Four

2.4m x 1.9m (7'10" x 6'2")
Double glazed window to front. Radiator.

Family Bathroom

Obscure double glazed window to side. Three piece suite comprising panelled bath with attachments, pedestal wash hand basin and low level WC. Part tiled walls. Radiator.

EXTERIOR

South West Facing Rear Garden

Mainly laid to lawn with a variety of trees and shrubs. Fenced to boundaries. Access to frontage via side gate. Pedestrian door to garage. Outside tap. Outside lighting.

Frontage

Driveway providing off road parking for numerous vehicles.

Fenced to side boundaries. Hedged to front boundary. Remainder laid to lawn. Access to rear garden via side gate.

Property Services

Gas- Mains
Electric- Mains
Water- Mains
Drainage- Mains
Heating- Gas Central Heating
Local Authority - Maldon District Council

Viewings

Strictly by appointment only through the selling agent Paul Mason Associates 01245 382555.

Important Notices

We wish to inform all prospective purchasers that we have prepared these particulars including text, photographs and measurements as a general guide. Room sizes should not be relied upon for carpets and furnishings. We have not carried out a survey or tested the services, appliances and specific fittings. These particulars do not form part of a contract and must not be relied upon as statement or representation of fact.



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