



5 Avro Lane, Maldon , CM9 6ZP
Price £550,000

Church & Hawes
Est. 1977
Estate Agents, Valuers, Letting & Management Agents

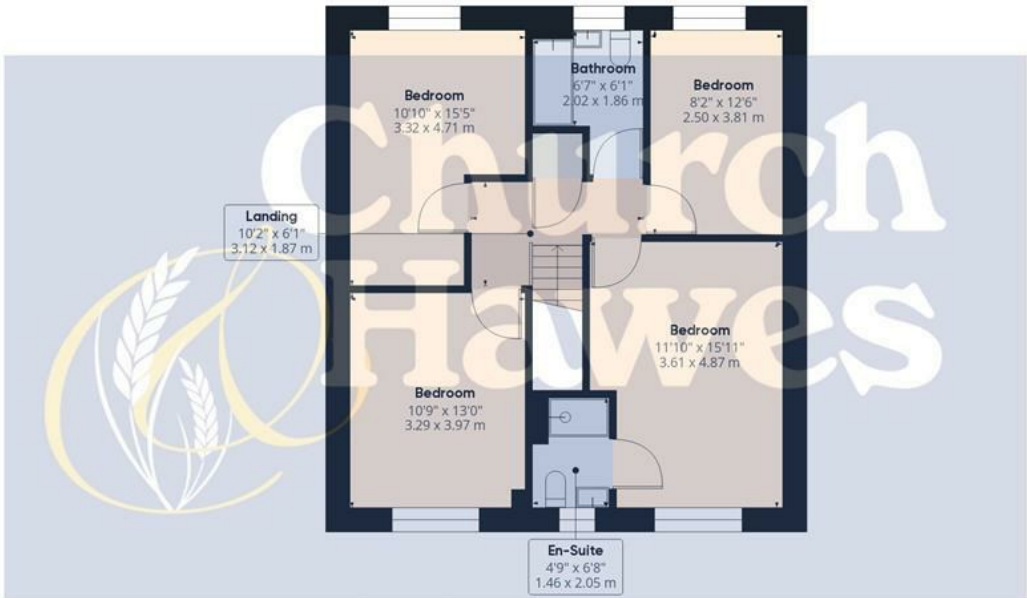
A MODERN AND WELL PROPORTIONED FAMILY HOME LOCATED ON THE OUTSKIRTS OF MALDON WITH 8 YEARS REMAINING ON THE NHBC WARRANTY. This property boasts Four bedrooms all of which can accommodate a Double Bed. Bedroom 1 is also serviced by an En-Suite which is in addition to the Family Bathroom.

The extensive Ground Floor is accessed from the Entrance Hall and comprises a Kitchen which is semi open plan to the Dining Room. The Sitting Room is also located to the rear of the property overlooking the Garden with the remainder of the house being made up of the Study and Utility Room/W.C..

Externally, the property boasts a private Garden. Parking is offered on the blocked paved Driveway which leads to the Garage. Owing to it's unique location, there is potential to park additional vehicles to the front of the property. EPC: B, Council Tax: F.



Floor 0



Floor 1

Approximate total area¹⁰
1690.17 ft²
157.02 m²

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Bedroom 15'11 x 11'10 (4.85m x 3.61m)

Double glazed window to front, radiator, door into:

En-Suite 6'8 x 4'9 (2.03m x 1.45m)

Obscure double glazed window to front, radiator, part tiled walls, suite comprising, shower unit, low level w.c., wash hand basin with mixer tap, tiled floor.

Bedroom 15'5 x 10'10 (4.70m x 3.30m)

Double glazed window to rear, radiator, space for wardrobe.

Bedroom 13'0 x 10'9 (3.96m x 3.28m)

Double glazed window to front, radiator.

Bedroom 12'6 x 8'2 (3.81m x 2.49m)

Double glazed window to rear, radiator.

Bathroom 6'7 x 6'1 (2.01m x 1.85m)

Obscure double glazed window to rear, radiator, wash hand basin with mixer tap, panelled bath with shower mixer tap and shower screen, part tiled to walls, tiled floor.

Landing

Access to loft and airing cupboard, radiator, stairs down to:

Entrance Hall

Part obscure glazed entrance door to front, full length cupboard housing electrical consumer unit, door to under stairs cupboard, doors to further accommodation including:

Kitchen 15'6 x 10'10 (4.72m x 3.30m)

Double glazed square bay window to front, radiator, five ring gas hob with extractor, range of matching with integrated fridge/freezer and dishwasher, stainless steel 1 1/2 bowl sink drainer unit with mixer tap set into work surface, range of matching units, wood effect flooring, double doors to:

Dining Room 12'9 x 10'7 (3.89m x 3.23m)

Double glazed double doors to rear, two double glazed windows to rear, radiator, door to:

Living Room 15'6 x 12'9 (4.72m x 3.89m)

Double glazed double doors to rear, double glazed windows to rear, radiator, television point, door to Entrance Hall.

Utility Room/W.C. 8'7 x 5'2 (2.62m x 1.57m)

Obscure double glazed window to side, radiator, wash hand basin with mixer tap set into work surface, integrated washing machine, extractor fan, wood effect flooring.

Study 9'11 x 8'8 (3.02m x 2.64m)

Double glazed square bay window to front, radiator.

Garage 23'0 x 10'1 (7.01m x 3.07m)

Up and over door to front, power and light connected, door to side.

Rear Garden

Mainly laid to lawn with an extended patio area, fenced to boundaries, area of side garden with pathway to side gate providing access to:

Frontage

Area of lawn with planting borders and pathway to entrance, block paved driveway leading to garage, the fact that the property has a walkway to front accessing a neighbouring cul de sac allows scope to park more cars (this is unofficial).

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We

have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

