



6 Brompton Gardens, Maldon, Essex CM9 6YU  
 Price £400,000

**Church & Hawes**  
 Estate Agents, Valuers, Letting & Management Agents

Est. 1977

OCCUPYING A PROMINENT CORNER PLOT WITHIN THIS SOUGHT AFTER TURNING! A well presented EXTENDED THREE BEDROOM SEMI DETACHED FAMILY HOME hosting a wealth of features. Internally accommodation comprises of the addition of an impressive lounge to the rear with bi-folding doors overlooking the low maintenance rear garden, a stunning re-fitted open plan kitchen/dining room plus ground floor cloakroom/w.c and utility room. To the first floor are the aforementioned three bedrooms plus family bathroom. Externally ample parking is provided off road via the block paved driveway for numerous cars. INTERNAL VIEWING COMES HIGHLY ADVISED!. Energy Efficiency Rating C. Council Tax Band C

**Bedroom 1 11'7 x 9'3 (3.53m x 2.82m)**

Double glazed window to front, radiator, wood laminate effect flooring.

**Bedroom 2 10'3 x 8'9 (3.12m x 2.67m)**

Double glazed window to rear, radiator, wood laminate effect flooring.

**Bedroom 3 8'11 x 7'3 (2.72m x 2.21m)**

Double glazed window to rear, radiator.

**Bathroom**

Obscure double glazed window to front, ladder towel radiator, tiled floor, low level w.c, wash hand basin with mixer tap, tiled to walls, walk in shower cubicle, inset lighting to ceiling.

**Landing**

Access to loft space, stairs leading down to:

**Entrance Hallway**

Entrance door to front, radiator. doors to:

**Cloakroom/W.C**

Low level w.c, wash hand basin with mixer tap, extractor fan.

**Utility Room 7'10 x 5'6 (2.39m x 1.68m)**

Space for under counter fridge, washing machine & tumble dryer.

**Open Plan Kitchen/Dining Room 22'1 x 6'5 + 11'5 x 7'2 (6.73m x 1.96m + 3.48m x 2.18m)**

L Shaped, double glazed window to front, door to side to garden, built in fridge, built in dishwasher, cupboard housing wall mounted boiler, built in Bosch double oven, five ring hob, range of fitted base and wall mounted units, sink unit with mixer tap set into worksurfaces, radiator, under stairs storage cupboard.

**Lounge 16'8 x 8'7 (5.08m x 2.62m)**

Bifolding doors to rear to garden, radiator, three velux windows.

**Rear Garden**

Occupying a prominent corner plot within the development the garden commences with a decked seating area, artificial lawn, side access gate and storage area to side.

**Frontage**

Block paved driveway providing ample off road parking.

**Garage**

Please note that the garage has been converted to form a storage area to the front and the cloakroom/w.c & utility room.

**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.



**Approximate total area<sup>®</sup>**

931.76 ft<sup>2</sup>  
 86.56 m<sup>2</sup>

**Reduced headroom**

20.4 ft<sup>2</sup>  
 1.89 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom (below 1.5m/4.92ft)

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

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