



Dryden Close, Maldon, CM9 6DG
Offers over £300,000

Church & Hawes

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Offered with NO ONWARD CHAIN is this EXTENDED THREE BEDROOM SEMI DETACHED house situated within the popular 'Poet's Development' in Maldon with DRIVEWAY and GARAGE The property has many fine features which include a ground floor wc, first floor bathroom, kitchen/breakfast room, lounge, diner, plus an additional room which could be used for a multitude of purposes. Externally the property benefits from front and rear gardens.

Tenure: Freehold - Council Tax Band: C - Awaiting EPC

Entrance Porch

Main double glazed entrance door, storage cupboard.

Ground Floor WC

Double glazed windows, low level WC, corner hand wash basin.

Hallway

Radiator, stairs to first floor.

Kitchen/Breakfast Room

11'1 x 12'4 (3.38m x 3.76m)

Range of wall and base units, work top surfaces with 1 & 1/2 bowl sink and drainer, space for appliances, double glazed window, radiator.

Lounge

18'7 x 10'9 (5.66m x 3.28m)

Window, radiator, gas feature fire with surround. Access to;

Dining Room

8'7 x 7'3 (2.62m x 2.21m)

Double glazed windows, double glazed side door (leading outside), radiator.

Study/Play Room

10'2 x 9'2 (3.10m x 2.79m)

Double glazed window, radiator.

First Floor

Landing with access to boarded loft space via loft ladder, wall mounted boiler.

Bedroom One

10'5 x 11'6 (3.18m x 3.51m)

Double glazed window, radiator, fitted wardrobes. chest of drawers and storage cupboards.

Bedroom Two

11'8 x 8'6 (3.56m x 2.59m)

Double glazed window, radiator, airing cupboard, fitted chest of drawers and shelving.

Bedroom Three

7'3 x 9'5 (2.21m x 2.87m)

Double glazed window, radiator, fitted wardrobes and chest of drawers.

Bathroom

White bathroom suite with low level wc, wash basin, panel bath with shower over, double glazed window, radiator.

Outside

Frontage

Attractive landscaped garden with various trees, plants and shrubs.

Garden

Low maintenance garden with work shop/shed, rear access leading to the garage in a block

Garage

16'1 x 8'4 (4.90m x 2.54m)

Garage in a block with electric roller door, power and lighting connected. (We understand the garage is the right hand one in the block)

Parking for one or two cars in front of the garage

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.



Floor 0 Building 1



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Approximate total area⁽¹⁾

999.81 ft²
92.89 m²

Reduced headroom

15.18 ft²
1.41 m²

(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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