



Church

72 Gloucester Avenue, Maldon, CM9 6LA  
 O.I.E.O £375,000

**Church & Hawes**

Est. 1977

Estate Agents, Valuers, Letting & Management Agents

Welcome to this extended family house located on Gloucester Avenue, situated on the desirable western side of Maldon. This property boasts a living room and a conservatory, perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone in the household. The en suite shower room attached to bedroom 1 provides convenience and privacy, while the additional ground floor bathroom ensures that there are no queues during busy mornings. The presence of a dedicated laundry room makes household chores a breeze, keeping your living spaces tidy and organised. The heart of this home is the spacious 20ft kitchen, where culinary delights can be created and enjoyed. Whether you are a seasoned chef or just starting to explore the world of cooking, this kitchen offers the space and functionality you need to whip up delicious meals.

Tenure: Freehold - Council Tax Band: D - Energy Efficiency Rating: D

**Entrance Hall**

**Ground Floor WC**

Low level WC, hand wash basin, radiator, double glazed window.

**Kitchen/Diner 20'11" x 10'5" (6.38m x 3.18m)**

Range of wall and base units, work top surfaces, 1 1/2 bowl sink with drainer. Space for appliances, space for range style cooker. Double glazed window, radiator, Door to:

**Laundry Room 8'9" x 5'2" (2.67m x 1.57m)**

Built in storage cupboards, work top surface with space for washing machine and tumble dryer below. Door leading to the bathroom and door leading to the rear garden.

**Ground Floor Bathroom**

Bath with electric shower over, low level wc, wash basin, double glazed window, radiator.

**Living Room 10'11" x 18'4" (3.33m x 5.59m)**

Feature fireplace with surround, radiator, double glazed sliding patio doors leading to the conservatory.

**Conservatory 8'6" x 16'8" (2.59m x 5.08m)**

Enclosed with double glazed sealed units, double glazed 'French' style doors leading out to the garden

**First Floor**

**Bedroom One 10'5" x 11'8" (3.18m x 3.56m)**

Double glazed window, radiator, door leading to the en suite.

**En Suite**

Large shower tray with sliding door, wall mounted mains powered shower unit, low level wc, wash basin, double heated towel radiator, double glazed window, extractor.

**Bedroom Two 12' x 9'3" (3.66m x 2.82m)**

Double glazed window, radiator, airing cupboard

**Bedroom Three 8'10" x 7'11" (2.69m x 2.41m)**

Double glazed window, radiator.

**Bedroom Four 7'4" x 6'6" (2.24m x 1.98m)**

Double glazed window, radiator.

**Outside**

Residents parking is available.

**Garden**

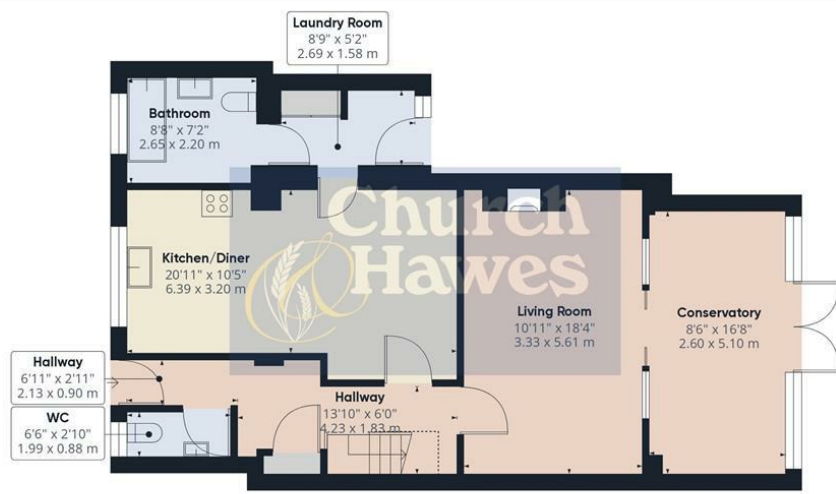
Patio area, mainly laid to lawn.

**Garage**

Garage in block

**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 themselves 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



Floor 1

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

1240.22 ft<sup>2</sup>  
 115.22 m<sup>2</sup>

**Reduced headroom**

10.66 ft<sup>2</sup>  
 0.99 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 5 ft/1.5 m

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

Calculations are based on RICS IPMS 3C standard.

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