



15 Granger Avenue, Maldon , CM9 6AL
Price £400,000

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

A WELL PRESENTED THREE BEDROOM HOME LOCATED ON THE HIGHLY DESIRABLE WESTERN SIDE OF MALDON WITHIN WALKING DISTANCE OF THE HIGH STREET. This property affords Three First Floor Bedrooms serviced by a Re-fitted Family Bathroom. The extended Ground Floor is accessed from a generous Entrance Hall and boasts Reception Rooms in the form of a Living Room and Dining Room. The remainder of the Ground Floor features a Utility Room and Ground Floor Cloakroom with the Kitchen overlooking the Garden. Externally, the Rear Garden measures in excess of 50' and benefits from a covered decked seating area. To the front the property enjoys ample Driveway Parking. Energy Efficiency Rating D. Council Tax: C.

Bedroom 12'4 x 9'11 (3.76m x 3.02m)
Double glazed window to front, radiator, fitted wardrobes, coved to ceiling.

Bedroom 10'7 x 9'5 (3.23m x 2.87m)
Double glazed window to rear, radiator, coved to ceiling.

Bedroom 8'9 x 7'10 (2.67m x 2.39m)
Double glazed window to rear, radiator, fitted storage, coved to ceiling.

Re-fitted Bathroom 8'0 x 5'7 (2.44m x 1.70m)
Obscure double glazed window to rear and side, white suite comprising p-shaped bath with mixer tap, shower above and shower screen, low level w.c., wash hand basin with mixer tap and drawer unit below. coved to ceiling, part tiled to walls, tiled floor.

Landing
Obscure double glazed window to side, access to loft, coved to ceiling, stairs down to:

Entrance Hall
Part leaded light obscure double glazed entrance door to front, obscure double glazed window to front, radiator, tiled floor, door to:

Dining Room 19'0 x 9'5 (5.79m x 2.87m)
Part obscure double glazed door to side, obscure double glazed window to side, radiator, door to under stairs cupboard, door to further double cupboard, coved to ceiling, door to Utility Room open plan to kitchen and:

Living Room 12'9 x 12' (3.89m x 3.66m)
Double glazed window to front, radiator, coved to ceiling, feature fireplace. television point.

Utility Room 7'9 x 5'5 (2.36m x 1.65m)
Double glazed window to side, tiled floor, work surface and storage shelves, tiled floor, door to:

Cloakroom 5'5 x 3'3 (1.65m x 0.99m)
Low level w.c., wash hand basin, tiled floor.

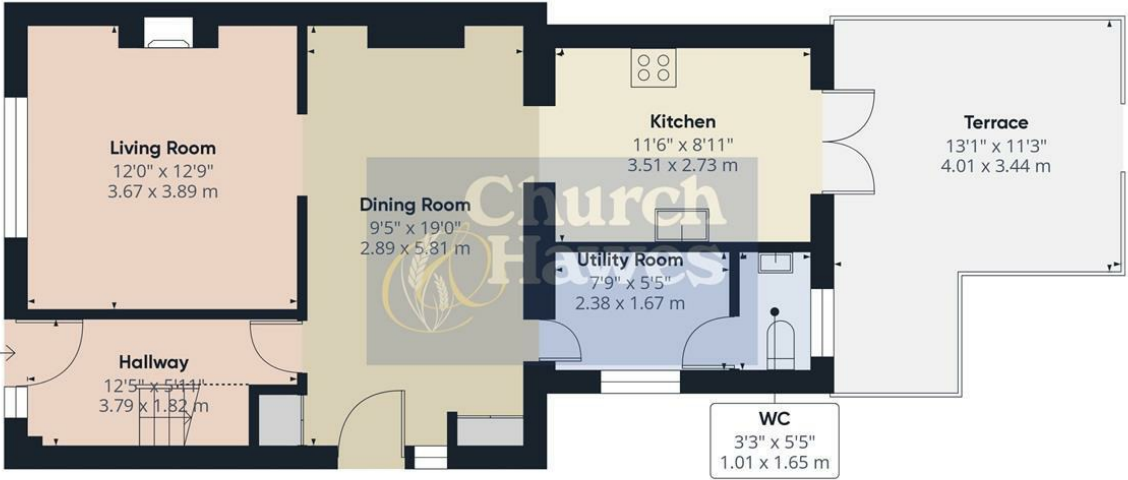
Kitchen 11'6 x 8'1 (3.51m x 2.46m)
Double glazed double doors to rear, range of units, space for range cooker, stainless steel sink with mixer tap, space and plumbing for under counter appliances, tiled floor.

Rear Garden
Commences with covered decked area, with further paves seating area, shed to one side with pathway leading to front, remainder mainly laid to lawn, fenced to boundaries.

Frontage
Block paved driveway providing parking for several vehicles, gate to rear garden, access to entrance via storm porch.

Agents Note & Money Laundering
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.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale



Floor 0



Floor 1

Approximate total area [®]	
	950.67 ft ²
	88.32 m ²
Balconies and terraces	
	179.76 ft ²
	16.7 m ²
Reduced headroom	
	8.83 ft ²
	0.82 m ²

(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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